



To the Honorable Council
City of Norfolk, Virginia

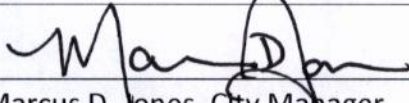
June 14, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Special Exception to operate a Used Merchandise Establishment at 2340 E. Little Creek Road – Salvation Army Family Store**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 5/6

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-12

I. **Staff Recommendation:** Approval.

II. **Commission Action:** By a vote of **5 to 2**, the Planning Commission recommends **Approval**.

- Majority voted for approval based on staff recommendation of approval and belief that the site, with the conditions proposed, is appropriate to handle any potential impacts.
- Minority voted for denial based on neighborhood concerns, and the concern that approval would perpetuate a concentration of thrift stores along the E. Little Creek Road corridor.

III. **Request:** Special Exception to operate a Used Merchandise Establishment.

IV. **Applicant:** Salvation Army Family Store

V. **Description:**

- The site is located within the Roosevelt Garden Shopping Center, which is on the northeast corner of East Little Creek Road and Halprin Drive.
- The site is located along a commercial corridor with limited residential exposure to the north.
- Staff is aware of the considerable neighborhood opposition to this request which appears to be based on the supposition that used merchandise retailing has a deleterious impact on neighborhoods and other retailing opportunities in an area.
 - Staff was unable to find any hard evidence to support the assertion, and, to the contrary, it appears that second-hand merchandizing is increasing in both popularity and the net value of merchandise being offered.
 - The combination of the sharing economy and increasing focus on recycling likely contribute to this.
- Used merchandise retailing, properly conditioned, seems to have no more of a land use impact than other retailing which is permitted as a matter of right without conditions such as a dollar store or other "bargain basement" retailers.

	Proposed
Hours of Operation	9:00 a.m. until 8:00 p.m., Monday through Saturday Closed Sunday

VI. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

VII. Public Schools Impacts

This site is located within the Larrymore Elementary School, the Azalea Middle School and Norview High School attendance zones.

Staff point of contact: Susan Pollock Hart at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Proponents and Opponents
- Staff Report to CPC dated May 26, 2016 with attachments
- Letters of support/opposition
- Ordinance



MEMORANDUM

TO: The Honorable City Council

REVIEWED: Ronald H. Williams, Jr. Deputy City Manager *THW*

Leonard M. Newcomb III, CFM, Assistant Director, City Planning

CC TO: Susan Pollock Hart, CFM, Principal Planner, City Planning

FROM: George M. Homewood, FAICP, CFM, Director, City Planning

SUBJECT: Special Exception to operate a Used Merchandise Establishment at 2340 East Little Creek Road

DATE: June 10, 2016

At the May 26, 2016 Planning Commission public hearing an application for a Special Exception to operate a Used Merchandise Establishment at the Roosevelt Garden Shopping Center located at 2340 East Little Creek Road was considered.

History

Prior to 1992 the *City of Norfolk Zoning Ordinance* required a special exception for a Second Hand Store (Used Merchandise Establishment). With the adoption, in 1992, of the current *Zoning Ordinance* the use was permitted by-right. In 2006, the *Zoning Ordinance* was amended to once again require a Special Exception for a Used Merchandise Establishment.

On East Little Creek Road, there are currently three Used Merchandise Establishments. Two of them Thrift Store City (1760 E. Little Creek Road) and Thrift Store USA (875 E. Little Creek Road) are legal nonconforming uses ('grandfathered') and the third CHKD (1356 E. Little Creek Road) was granted a special exception in 1991.

Request

The applicant, Salvation Army, is proposing to operate a used merchandise establishment in the Roosevelt Garden Shopping Center where the Fabric Hut ceased operation in early 2014. The

space is 12,550 square feet. The site is zoned C-3 (Retail Center) which permits the use by Special Exception.

On March 10, 2016 the Roosevelt Garden Civic League Board of Directors voted not to oppose the request. On May 17, 2016 by a vote of 11 to 6, the full Civic League voted to not oppose the special exception request. Staff also received a letter of support from the Bel-Aire Civic League.

Staff received many letters both in support (32) and in opposition (42). At the hearing, there were 13 speakers in support of the request and 3 against.

By a vote of 5 to 2, the Planning Commission voted to approve the special exception for the Used Merchandise Establishment. The Commissioners felt that the conditions proposed in the special exception adequately addressed the land use impacts that this type of facility could have including the dropping off at the location of items to be sold.

The two Commissioners that voted against the request were concerned about the preponderance of thrift stores, car sales and service, flea markets and other types of uses that have located along the East Little Creek Corridor.

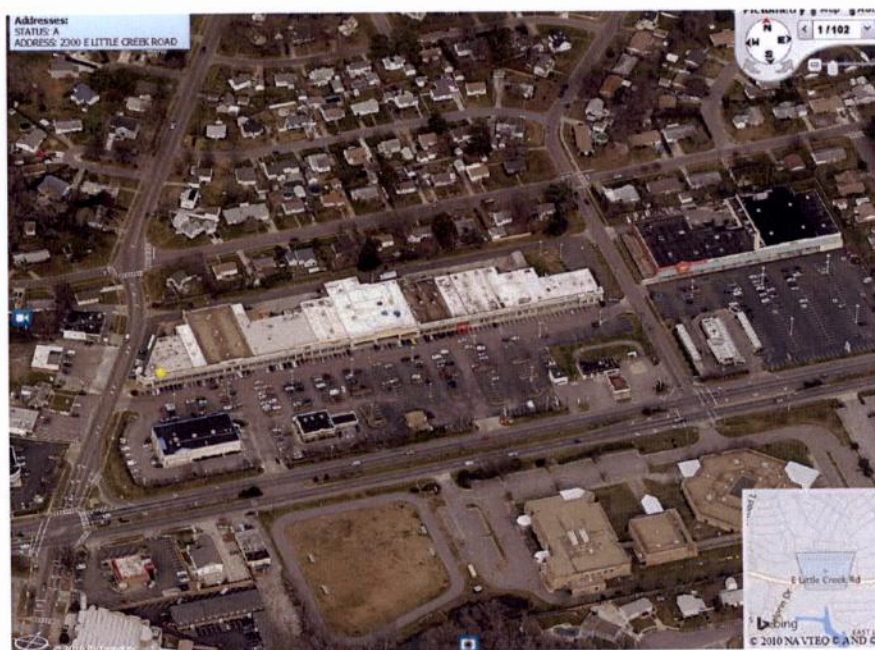
Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

Planning Commission Public Hearing: ^{May 26}~~April 28~~, 2016

Executive Secretary: George M. Homewood, FAICP, CFM

Planner: Susan Pollock Hart, CFM

Staff Report	Item No.	C - 3
Address	2340 E. Little Creek Road	
Applicant	Salvation Army Family Store	
Request	Special Exception	Used merchandise sales
Property Owner	Roosevelt Gardens Shopping Center, LP	
Site Characteristics	Site/Building Area	8.9 acres/109,186 sq. ft.
	Future Land Use Map	Commercial
	Zoning	C-3 (Retail Center) and RGLASO (Roosevelt Gardens Localized Alternative Sign Overlay)
	Neighborhood	Roosevelt Gardens
	Character District	Suburban
Surrounding Area	North	R-6 (Single-Family): Single-family homes
	East	C-3: Little Creek Plaza Shopping Center
	South	C-2 (Corridor Commercial): Hardee's, attorney's office, Lumpia House; IN-1(Institutional): Calvary Revival School
	West	C-2: Walgreen's, Word in Season Church



A. Summary of Request

- The site is located within the Roosevelt Garden Shopping Center, which is on the northeast corner of East Little Creek Road and Halprin Drive.
- A new business, Salvation Army Family Thrift, proposes to operate a used merchandise establishment within a suite of the shopping center.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Commercial.

C. Zoning Analysis

i. General

- The use is permitted in the C-2 district by special exception.
- The site is located along a commercial corridor with limited residential exposure to the north.
- This particular space has been vacant since early 2014.

	Proposed
Hours of Operation	9:00 a.m. until 8:00 p.m., Monday through Saturday Closed Sunday

ii. Parking

The proposed establishment is located within the Roosevelt Gardens Shopping Center, and is replacing a retail sales and service establishment with the same parking requirement.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

D. Transportation Impacts

- No new trips are forecast related to the proposed used merchandise retail outlet at this existing shopping center location.
- East Little Creek Road adjacent to the site is not an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

E. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

F. Public Schools Impacts

The site is located in the Larrymore Elementary School, the Azalea Middle School and Norview High School Attendance Zones.

G. Environmental Impacts

Improvements were recently made to the shopping center and the site is generally in compliance with current landscaping requirements.

H. Surrounding Area/Site Impact

- Staff is aware of the considerable neighborhood opposition to this request which appears to be based on the supposition that used merchandise retailing has a deleterious impact on neighborhoods and other retailing opportunities in an area.
 - Staff was unable to find any hard evidence to support the assertion, and, to the contrary, it appears that second-hand merchandizing is increasing in both popularity and the net value of merchandise being offered.
 - The combination of the sharing economy and increasing focus on recycling likely contribute to this.
- Used merchandise retailing, properly conditioned, seems to have no more of a land use impact than other retailing which is permitted as a matter of right without conditions such as a dollar store or other “bargain basement” retailers.
- By requiring this use to conform to the conditions listed below, the proposed establishment is simply a retail sales establishment and should not have a negative effect on the surrounding neighborhood.
- Avoiding a vacant storefront generally has a positive impact; in this case, the storefront has been vacant since 2014.

I. Payment of Taxes

The owner of the property is current on all real estate taxes.

J. Civic League

- Notice was sent to the Roosevelt Gardens Civic League on March 15.
- The applicant met with the Board of the Civic League on March 10.

K. Communication Outreach/Notification

- Legal notice was posted on the property on March 22.
- Letters were mailed to all property owners within 300 feet of the property on March 18.
- Legal notification was placed in *The Virginian-Pilot* on April 14 and 21.

L. Recommendation

- A used merchandise establishment is permitted in the C-2 district by special exception.
 - The special exception allows conditions to be placed on the site and or operation of the establishment to ensure that there are no negative external land use impacts.
- Other than the merchandise that is dropped off by patrons of the establishment, the operation of a used merchandise is no different than any other retail sales establishment such as a clothing store, dollar store, etc.

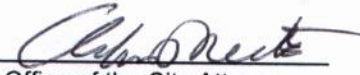
- Subject to the conditions below which address any potential impacts, staff recommends **approval** of the special exception request:
 - (a) The hours of operation shall be from 9:00 a.m. until 8:00 p.m., Monday through Saturday and closed on Sundays.
 - (b) No merchandise shall be left, dropped off, stored or displayed outdoors.
 - (c) There shall be no auctions for the sale of merchandise.
 - (d) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
 - (e) The property shall be kept in a clean and sanitary condition at all times.
 - (f) The establishment shall maintain a current, active business license at all times while in operation.

Attachments

Location Map
Zoning Map
1000' radii map of similar establishments
Application
Notice to the Civic League
E-mails of support
E-mails in opposition

Form and Correctness Approved: 

Contents Approved:

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO OPERATE A USED MERCHANDISE SALES ESTABLISHMENT NAMED "SALVATION ARMY FAMILY STORE" ON PROPERTY LOCATED AT 2340 EAST LITTLE CREEK ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of a used merchandise sales establishment named "Salvation Army Family Store" on property located at 2340 East Little Creek Road. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 1,048 feet, more or less, along the northern line of East Little Creek Road, 589 feet, more or less, along the eastern line of Halprin Drive and 559 feet, more or less, along the western line of Mona Avenue and numbered 2340 East Little Creek Road; excluding property located at the northwest corner of East Little Creek Road and Halprin Drive fronting 254 feet, more or less, along East Little Creek Road and 193 feet, more or less, along the eastern line of Halprin Drive; also excluding property fronting 168 feet, more or less, along the northern line of East Little Creek Road beginning 300 feet, more or less, from the eastern line of Halprin Drive and extending eastwardly; also excluding properties located at the northwest corner of East Little Creek Road and Mona Avenue fronting 200 feet, more or less, along the northern line of East Little Creek Road and 175 feet, more or less, along the western line of Mona Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation shall be limited to 9:00 a.m. until 8:00 p.m. Monday through Saturday and closed on Sunday. No use of the facility outside of

the hours of operation listed herein shall be permitted.

- (b) No merchandise shall be delivered, dropped-off, stored, or displayed outdoors.
- (c) No merchandise shall be sold by auction.
- (d) All signage on the premises shall conform to the regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Signs."

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection,

refuse disposal, parks, libraries, and schools;

- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

Location Map



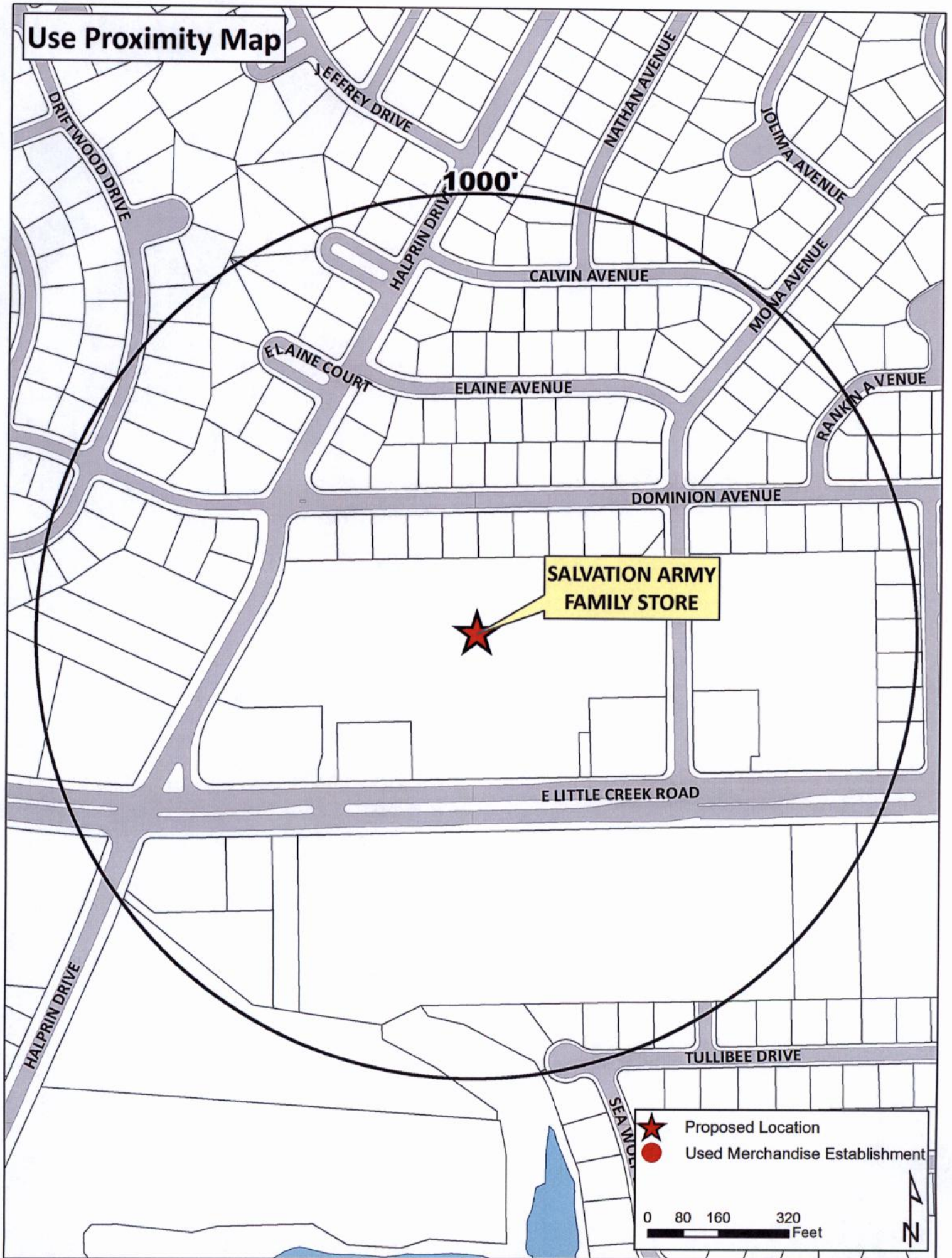
SALVATION ARMY FAMILY STORE

0 40 80 160 Feet

Zoning Map

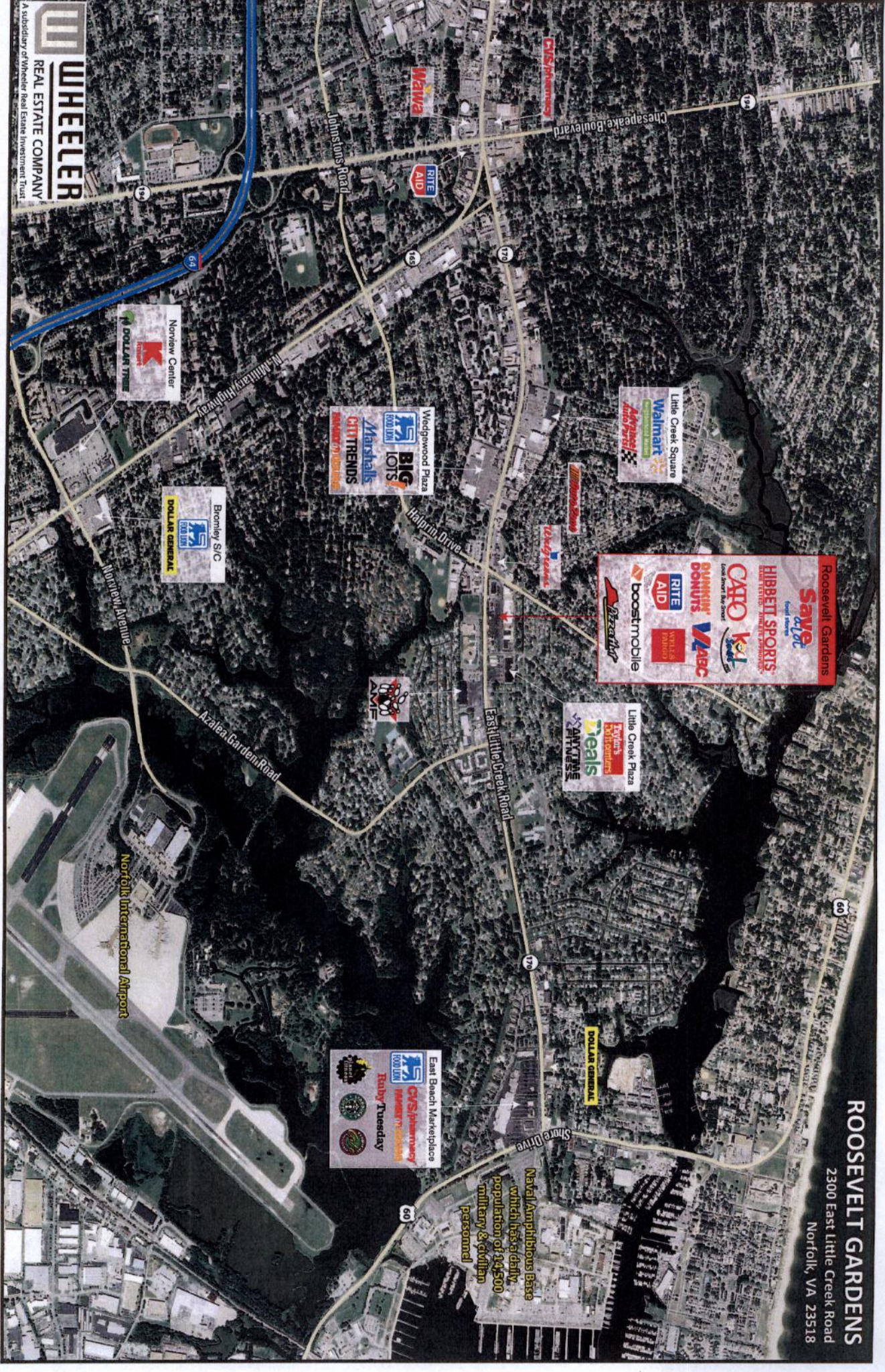


Use Proximity Map



ROOSEVELT GARDENS

2300 East Little Creek Road
Norfolk, VA 23518



Naval Amphibious Base
which has a daily
population of 14,500
military & civilian
personnel

WHEELER
REAL ESTATE COMPANY
A subsidiary of Wheeler Real Estate Investment Trust



**APPLICATION
SPECIAL EXCEPTION**

Special Exception for: SALE OF USED MERCHANDISE/OPERATION OF THRIFT STORE

Date of application: 3/11/2016

DESCRIPTION OF PROPERTY

Property location: (Street Number) 2300 (Street Name) E. Little Creek Rd.

Existing Use of Property Retail Shopping Center

Current Building Square Footage 109,185

Proposed Use

operation of a family store operated by The
Salvation Army selling used goods to support
the mission of The Salvation Army ARC

Proposed Square Footage 12,550 SUITE 2348

Proposed Hours of Operation:

Weekday From 9:00 AM To 8:00 PM

Friday From 9:00 AM To 8:00 PM

Saturday From 9:00 AM To 8:00 PM

Sunday From CLOSED To

Trade Name of Business (If applicable) SALVATION ARMY FAMILY STORE

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

APPLICANT

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

CIVIC LEAGUE INFORMATION

Civic League contact: PAUL BALLANCE

Date(s) contacted: INITIAL: 3/2/2016 MET W/ BOARD: 3/11/2016

Ward/Super Ward information:

CERTIFICATION:

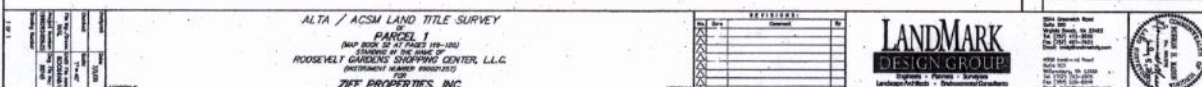
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Kevin M. Beringer Sign:  / 3/10/2016
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Duane Burleigh Sign:  / 3/9/2016
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / _____ / _____
(Authorized Agent Signature) (Date)





WHEELER
REAL ESTATE COMPANY
A subsidiary of Wheeler Real Estate Investment Trust

ROOSEVELT GARDENS

2300 East Little Creek Road
Norfolk, VA 23518



Size:
109,185 s.f.

Co. Tenants:



Traffic Counts:
23,000 AADT on
E. Little Creek Road

4,000 AADT on
Halprin Drive

Additional Info:
Roosevelt Gardens
has recently undergone
substantial facade and
parking lot renovations
and is home to a
well rounded mix of
national, regional and
local tenants

Denbeigh Marchant
mobile - 757.636.1301
denbeigh@whlr.us

www.wheelerrec.com

Raymond Hicks
mobile - 757.818.1476
rhicks@whlr.us



Demographics*:

	1 Mile	3 Miles	5 Miles
Population	12,832	89,009	212,251
Households	5,150	36,739	83,915
Avg. HH Income	\$69,327	\$55,707	\$57,953

* Based on 2000 Census & 2015 Estimates

Wheeler Real Estate Company • Riveredge North • 2529 Virginia Beach Blvd. • Virginia Beach, VA 23452
757.627.9088 • Toll Free: 866.203.4864 • Fax: 757.627.9081

Wheeler Real Estate Company, a subsidiary of Wheeler Real Estate Investment Trust, is a full service commercial real estate firm specializing in leasing and managing regional and neighborhood shopping centers from 50,000 sf to 300,000 sf located in the Northeast, Mid-Atlantic and Southeast regions. Our current portfolio includes over 4 million square feet of gross leasable area and more than 500 local and national tenants such as Walmart, Kroger, Food Lion, TJ Maxx, Hobby Lobby, Staruck's, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but we warrant or representation is made to that accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

ROOSEVELT GARDENS

2300 East Little Creek Road
Norfolk, VA 23518

WHEELER
REAL ESTATE COMPANY
A subsidiary of Wheeler Real Estate Investment Trust

Suite	Tenants	S.F.
7838	Gnarly Pepper	678
7836	AVAILABLE	1,032
2300	Dunkin' Donuts	1,125
2302	Hair by Tracy	1,640
2304	Nail Pro	1,400
2308	Norfolk Florist	1,300
2310	S & S Fashions	3,125
2314	Save-A-Lot	15,796
2318	Med Emporium	7,535
2324	Trimmers & Shears	840
2326	Cato	6,160
2332	Its Fashion Metro	7,500
2336	Fast Auto Loans	1,600
2338	Kool Smiles	8,220
2340	AVAILABLE	12,550
2342	Azalea Inn	9,625
2350	VA ABC	3,750
2352	Pizza Hut	2,500
2354	Kinder Spirit	2,500
2356	American Pawn	3,125
2360	Hibbett Sporting Goods	7,125
2364	AVAILABLE	3,000
2368	AVAILABLE	1,050
2368	New China Restaurant	1,050
2370	Dr. Honore, DDS	1,400
2372	Manila Bread House	1,400
2374	Area 51	1,050
2376	Boost Mobile	1,060
TOTAL CENTER SIZE		109,185



www.wheelerrec.com

Wheeler Real Estate Company • Riveredge North • 2529 Virginia Beach Blvd. • Virginia Beach, VA 23452
757.627.9088 • Toll Free: 866.203.4864 • Fax: 757.627.9081

June 8, 2016

Via Email: matthew.simons@norfolk.gov

Mr. Matthew Simons
Planning Department
City of Norfolk
810 Union Street
Suite 508
Norfolk, VA 23510

Dear Mr. Simons:

I am writing to support the Salvation Army's special exception application that will allow a Family Store to occupy space in the Roosevelt Gardens Shopping Center. The Salvation Army has been serving Hampton Roads since 1905. Opening a Family Store on Little Creek Road will only help facilitate the organization's continued assistance to those in need in our community.

Sincerely,

A handwritten signature in cursive script that reads "Allison Mansfield".

Allison Mansfield

Michael A. Glasser
580 E Main Street, Suite 600
Norfolk, VA 23510

June 8, 2016

Via Email Only (matthew.simons@norfolk.gov)

Mr. Matthew Simons
Planning Department
City of Norfolk
810 Union Street
Suite 508
Norfolk, VA 23510


Dear Mr. Simons:

I write this letter in support of the Salvation Army's special exception application to operate a Family Store in the Roosevelt Gardens Shopping Center on Little Creek Road in Norfolk.

I am familiar with the Army's local Family Stores. They are enjoyable to visit, are always clean and well-run, with a nice sampling of all types of merchandise. I think this store would clearly be a substantial benefit to Roosevelt Gardens, especially because it will fill a prominent vacancy that has existed for far too long.

I ask that the Norfolk City Council approve the special exception application for this terrific non-profit organization that does so much good work in our community.

Thank you very much,

A handwritten signature in cursive script that reads "Michael Glasser". The signature is written in dark ink and is positioned above the printed name.

Michael Glasser

8 June 2016

Mr. Matt Simons
Planning Department
City of Norfolk
810 Union Stt
Norfolk, VA 23510

Dear Mr. Simons,

I a writing in support of the Salvation Army's special exception application to operate a Family Store in the Roosevelt Gardens Shopping Center on Little Creek Road in Norfolk.

I have personally shopped in a local Salvation Army Family Store and found it to be well run and organized with attention to maintaining a good store front appearance. This would be a benefit to both the Roosevelt Gardens Shopping Center and the local residents.

I would ask that the Norfolk City Council approve the special exception application for the Salvation Army – a non-profit that provides great benefit to our community.

Carlton B. Jewett
105 Willow Dr
Virginia Beach, VA 23451

June 7, 2016

Ms. Susan Pollock Hart
Planning Department
City of Norfolk
810 Union Street
Suite 508
Norfolk, Virginia 23510

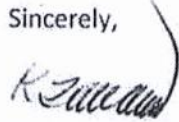
Dear Ms. Hart:

I am writing in support of the Salvation Army's special exception application to operate one of their Family Stores in the Roosevelt Gardens Shopping Center at 2340 E. Little Creek Road in Norfolk.

I have lived in Norfolk for 55 years and currently work as a commercial lender with TowneBank in the Downtown area. I have been so proud to witness the positive changes that have occurred over the past two decades in our great city. I would never support a business operating in Norfolk if I did not believe it would positively impact the area in which it operates. From all I have seen, the Salvation Army stores are well maintained, professionally operated, and typically appeal to a wide range of patrons. Furthermore, I understand the subject retail space has been vacant for some time and that the Roosevelt Area Civic League supports the Army's application.

I respectfully request that the City of Norfolk approve the Salvation Army's application.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kathy Ferebee", with a large, sweeping flourish extending upwards and to the right.

Kathy Ferebee



Pat Chenworth <chenworth1@gmail.com>

Support for the Salvation Army Family Store on May 26, 2016 Agenda

3 messages

Pat Chenworth <chenworth1@gmail.com>

Fri, Jun 3, 2016 at 11:00 AM

To: susan.pollack@norfolk.gov

June 3, 2016

Ms. Susan Pollock Hart

Planning Department

City of Norfolk

810 Union St, Ste 508

Norfolk, VA 23510

Via email: susan.pollock@norfolk.gov

Ms. Hart:

I would like to support the special exception application of the Salvation Army Family Store for a new location at 2340 E. Little Creek Road, Norfolk.

This organization has improved the dynamics of each area where they have established a new store. The parking lots are always clean and welcoming. The stores are well lit and attractive. The organization does a great service to their neighbors by offering goods and jobs to our local residents.

Please consider favorably their application.

Thank you,

Pat Chenworth

Pat Chenoweth

3288 Page Av, Unit 706

postmaster@norfolkgov.onmicrosoft.com
<postmaster@norfolkgov.onmicrosoft.com>
To: chenworth1@gmail.com

Sun, Jun 5, 2016 at 11:05 AM

Delivery has failed to these recipients or groups:

susan.pollack@norfolk.gov

Your message wasn't delivered. Despite repeated attempts to deliver your message, the recipient's email system refused to accept a connection from your email system.

Contact the recipient by some other means (by phone, for example) and ask them to tell their email admin that it appears that their email system is refusing connections from your email server. Give them the error details shown below. It's likely that the recipient's email admin is the only one who can fix this problem.

For Email Admins

No connection could be made because the target computer actively refused it. This usually results from trying to connect to a service that is inactive on the remote host - that is, one with no server application running. For more information and tips to fix this issue see this article: <http://go.microsoft.com/fwlink/?LinkId=389361>

Diagnostic information for administrators:

Generating server: BY2PR09MB1030.namprd09.prod.outlook.com
Receiving server: BY2PR09MB1030.namprd09.prod.outlook.com

susan.pollack@norfolk.gov

6/5/2016 3:05:07 PM - Server at BY2PR09MB1030.namprd09.prod.outlook.com returned '550 5.4.316 Message expired, connection refused(Socket error code 10061)'

6/5/2016 3:04:27 PM - Server at edge.norfolk.gov (216.54.20.199) returned '450 4.4.316 Connection refused(Socket error code 10061)'

Original message headers:

Received: from CY1PR09CA0039.namprd09.prod.outlook.com (10.160.223.49) by
BY2PR09MB1030.namprd09.prod.outlook.com (10.166.115.148) with Microsoft SMTP
Server (TLS) id 15.1.511.8; Fri, 3 Jun 2016 15:00:15 +0000

Received: from BY2FF011FD020.protection.gbl (2a01:111:f400:7c0c::130) by
CY1PR09CA0039.outlook.office365.com (2a01:111:e400:4c32::49) with Microsoft
SMTP Server (TLS) id 15.1.506.9 via Frontend Transport; Fri, 3 Jun 2016
15:00:15 +0000

Authentication-Results: spf=pass (sender IP is 209.85.218.51)
smtp.mailfrom=gmail.com; norfolk.gov; dkim=pass (signature was verified)
header.d=gmail.com;norfolk.gov; dmarc=pass action=none header.from=gmail.com;
Received-SPF: Pass (protection.outlook.com: domain of gmail.com designates

June 1, 2016

Ms. Susan Pollock Hart
Planning Department
City of Norfolk
810 Union Street
Suite 508
Norfolk, VA 23510

Dear Ms. Hart:

I am writing in support of the Salvation Army's special exception application to operate one of their Family Stores in the Roosevelt Gardens Shopping Center at 2340 E. Little Creek Road in Norfolk.

I have visited or shopped at all four of the Army's local Family Stores. They are attractive, clean, organized, interesting, well-stocked and well-run stores that are very appealing in every way. They all appear to fit in very well with the surrounding retail and service businesses, and I think this proposed store would do the same at Roosevelt Gardens. It will also fill a large space that has been vacant for over two years. (Big vacancies and lack of activity & traffic in a shopping center is detrimental by any measure!)

I sincerely hope that the City of Norfolk will approve this very appropriate use for one of the finest organizations I am aware of and for all the good things they do in Norfolk and the other local cities.

Thank you very much,

A handwritten signature in black ink, appearing to read "Michael Myers", written in a cursive style.

Michael Myers
440 Monticello Avenue, Suite 1700
Norfolk, VA 23510

Roosevelt Area Civic League
8440 Mona Avenue
Norfolk, Virginia 23518

May 17, 2016

Dear Planning Commission Member,

On Tuesday May 17, 2016 the membership of the Roosevelt Area Civic League had a presentation from the Salvation Army regarding their interest in leasing the parcel in the Roosevelt Shopping Center for their Family Store and the special exception needed for this to happen. After their presentation we heard from Michael Myers from the Salvation Army Board of Directors and then from Denbeigh Marchant, Senior Leasing agent from Wheeler Real Estate. Many questions were presented from those present, and answered accordingly. We then heard an opposing view, which was followed up by a presentation by Chuck Rigney, Director of Development on Little Creek Road and East Beach development. In the end, the membership voted in *favor* of the special exception.

I feel the need to point out, aside from the one sided social media blitz generated by one person, as of this date we are the only group that has sat down with the Salvation Army, a representative from their Board of Directors and the leasing agent for the shopping center, listened to their vision, voiced our concerns and had our questions answered. While social media has its good points, we loose much dialog along the way with knee-jerk reactions to one-sided viewpoints.


Paul Ballance
President

Roosevelt Area Civic League
8440 Mona Avenue
Norfolk, Virginia 23518

RE: special exception to operate a used merchandise establishment on property located at 2300 E. Little Creek Road, suite 2340.

Mrs. Hart,

The Roosevelt Area Civic League Board of Directors met with representatives from Wheeler Real Estate Company and the Salvation Army board on Thursday March 10, 2016 and have no opposition to the special exception requested by them.

Paul Ballance
President

Archived: Tuesday, May 24, 2016 10:59:04 AM
From: Homewood, George
Sent: Tuesday, May 24, 2016 10:24:07 AM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: FW: Salvation Army Family Store -- Roosevelt Shopping Center
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director

Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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www.norfolk.gov

-----Original Message-----

From: Cain, Tonya
Sent: Tuesday, May 24, 2016 10:20 AM
To: Homewood, George <George.Homewood@norfolk.gov>
Subject: Salvation Army Family Store -- Roosevelt Shopping Center

Good Morning,

I am a member of the Roosevelt Civic League and we voted in our last meeting I believe it was 11-6, not to oppose the store. I am fully all for it and interested and excited in hearing further when a decision is made. Its also my understanding that Bel-Air civic league also voted if favor of not opposing it. Hope this helps and looking forward to the final say. Thanks and have a good day!

Respectfully,

Tonya Cain

Archived: Tuesday, April 26, 2016 4:22:05 PM
From: Pollock, Susan
Sent: Tuesday, April 26, 2016 4:10:16 PM
To: Whitney, Chris
Subject: FW: Roosevelt Shopping Center - Salvation Army Store
Response requested: No
Importance: Normal

Can you make sure the Commissioners get a copy?

Susan Pollock
Principal Planner, Land Use Services
Phone: (757) 664-4765
Fax: (757) 441-1569

Department of Planning and Community Development
810 Union Street, Room 508
Norfolk, Virginia 23510

From: Debbi Babashanian [mailto:DebbiB@maxmediallc.com]
Sent: Tuesday, April 26, 2016 2:23 PM
To: Pollock, Susan <susan.pollock@norfolk.gov>
Subject: Roosevelt Shopping Center - Salvation Army Store

Good afternoon Ms. Pollock,

I recently learned through the Next Door neighborhood site that the city is proposing using the vacant store in Roosevelt Shopping Center to house a Salvation Army Thrift Store.

I live in the Glengariff neighborhood off Azalea Garden Road and would welcome this!

Thank you!

Debbi Babashanian
Executive Assistant/Office Manager
Max Media Corporate
900 Laskin Road, Suite 200
Virginia Beach, Va 23451
757.437.9800 Office
757.257-6307 eFax
debbib@maxmediallc.com
www.maxmediallc.com



Archived: Thursday, April 28, 2016 9:51:08 AM
From: Homewood, George
Sent: Thursday, April 28, 2016 9:46:53 AM
To: Newcomb, Leonard; Whitehurst, Tammy; Pollock, Susan; Whitney, Chris
Subject: Fwd: Proposed exception for Salvation Army - YES!!!
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: "woodardeh@juno.com" <woodardeh@juno.com>
Date: April 28, 2016 at 9:37:08 AM EDT
To: George.Homewood@Norfolk.gov
Subject: Proposed exception for Salvation Army - YES!!!

I live at 7725 Leafwood Dr. and support the proposal allow the Salvation Army to occupy the empty space in the Roosevelt Gardens shopping center. My husband John and I are concerned that the drop off procedure not become a mess, such as we see in front of CHKD's store. The next door site had aired many squeaky wheel protests about the Salvation Army stores. I have had a good impression of them, and believe this would be good for the area, and I look forward to shopping there. Elizabeth Woodard

Pollock, Susan

From: Carol <Carol51@cox.net>
Sent: Monday, May 09, 2016 8:44 PM
To: Pollock, Susan
Subject: I am in favor of the Salvation Army store

It seems every time I want a storage unit for my art, etc. I have to go clear to Va. Beach Blvd. so maybe now we can get some things near home.

I think I bought 3 of these for my art stuff & other things. And I got a like new jean jacket there so more people give to them & we can all profit from this kind of a store.

Carol Garrett
saritoga/East lynne

Archived: Monday, March 28, 2016 3:10:56 PM
From: Homewood, George
Sent: Monday, March 28, 2016 2:48:04 PM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: FW: Support for proposed Salvation Army Store
Response requested: No
Importance: Normal

FYI

George M. Homewood, FAICP CFM
Director

THE CITY OF
NORFOLK
Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

Connect with us:

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From: Karen D [mailto:doarnbergerk@gmail.com]
Sent: Monday, March 28, 2016 2:34 PM
To: Smithco2012@verizon.net; martinjr@decklaw.com; raustin@odu.edu; Andria.mcclellan@gmail.com; mhales@gatewayventures.net; nikitahouchins@kw.com; Dan.neumann@yahoo.com; Homewood, George <George.Homewood@norfolk.gov>
Subject: Support for proposed Salvation Army Store

Dear Planning Commission Members,

I am in favor of the approval for, and opening of, a Salvation Army thrift store in the Roosevelt Shopping Center on Little Creek Road. It is certainly better than another vacant building along the East Little Creek Road corridor.

Apparently there are some very vocal community members who are opposed to the opening of another thrift store, but I believe that the vast majority of us are in favor of the store. Apparently the Roosevelt Civic League has already voiced their approval for the opening of the store as well.

Please do not be swayed by what may be a very vocal minority of community members related to this matter.

Thank you for your time,

Archived: Thursday, May 19, 2016 9:14:36 AM
From: Homewood, George
Sent: Wednesday, May 18, 2016 7:36:12 PM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: Fwd: SPECIAL EXCEPTION/SALVATION ARMY FAMILY STORE/ROOSEVELT SHOPPING CENTER
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Barb Wilson <alwbpw@cox.net>
Date: May 18, 2016 at 7:33:33 PM EDT
To: <Smithco2012@verizon.net>, <martinjr@decklaw.com>, <raustin@odu.edu>, <Andria.mcclellan@gmail.com>, <mhailes@gatewayventures.net>, <nikitahouchins@kw.com>, <Dan.neumann@yahoo.com>, <George.Homewood@norfolk.gov>
Cc: Barb Wilson <alwbpw@cox.net>
Subject: SPECIAL EXCEPTION/SALVATION ARMY FAMILY STORE/ROOSEVELT SHOPPING CENTER

Roosevelt Area Civic League had the opportunity to receive a presentation from the Senior Leasing Associate/Wheeler Real Estate Company and Salvation Army representatives on May 17. I believe we are the only group/civic league who has received such a presentation on this subject.

I voted FOR granting the special exception to allow the Salvation Army Family Store to lease space in the Roosevelt Shopping Center and hope you will consider granting this request. I would rather see this store than a vacant storefront.

It's sad to say that many others who have been discussing this topic on neighborhood social media have for the most part been "hearing" the opinions of individuals without benefit of the presentation that we received at our meeting on May 17.

Barb Wilson
2308 Dominion Avenue

Edward J. Weisberg, D.D.S.

A Division of Atlantic Dental Care, PLC

801 W. Little Creek Road

Suite 103

Norfolk, Virginia 23505

May 20, 2016

Susan Pollock Hart

Planning Department

City of Norfolk

801 Union Street, Suite 508

Norfolk, Virginia 23510

Dear Mrs. Hart:

I began my dental practice at Wards Corner in 1973 when I joined my father-in-law in the Midtown Building. He waited for the shopping center to be completed to start his dental practice. We moved to 801 W. Little Creek Road in 1987, where I relocated my practice. I acquired the building in 1999 and sold that building last month and will move my practice again to 900 W. Little Creek Road. I have seen the Little Creek corridor change and have been concerned about it's stability and improvement. I support the Salvation Army's special exception application to enable them to fill a 12,500 SF vacancy in the Roosevelt Gardens Shopping Center. I do not see why anyone would oppose this use – a high-quality organization that provides many benefits to Norfolk would fill a large vacancy with one of their attractive and well-stocked stores. I ask that the Norfolk city leadership approve the Army's application.

Sincerely,

Archived: Monday, May 23, 2016 9:18:57 AM
From: Homewood, George
Sent: Monday, May 23, 2016 7:38:27 AM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: Fwd: Salvation Army Family Store
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: GUY FLIBOTTE <gfm1@msn.com>
Date: May 23, 2016 at 7:35:26 AM EDT
To: "George.Homewood@norfolk.gov" <george.homewood@norfolk.gov>
Subject: Salvation Army Family Store

I am a homeowner in the Larrymore Acres section of Norfolk VA, I am in support of the Salvation Army Family Store. As an active member of Roosevelt Gardens Civic League at the last civic league meeting a presentation was made and I feel fully informed. The membership present voted to support the subject store.

Guy Flibotte
2324 Wharton Ct
Norfolk VA

Home 757-588-3186

Taylor C. Ballance
2333 Wharton Avenue
Norfolk, Virginia 23518

Planning Commission
810 Union Street
Norfolk, Virginia 23510

Dear Member,

I would like to express my support of the special exception for the Salvation Army to operate their "family store" at the Roosevelt Gardens Shopping Center.

Respectfully,

A handwritten signature in black ink, appearing to read 'Taylor Ballance', with a long horizontal flourish extending to the right.

Taylor Ballance

Paul & Susan Ballance
2325 Wharton Avenue
Norfolk, Virginia 23518

May 22, 2016

Re: Salvation Army Family Store

Dear Planning Commission Member,

We are writing in favor of the proposed special exception for the Salvation Army to operate their family store in the Roosevelt Gardens Shopping Center on Little Creek Road. We have witnessed first hand, by a visit to their store on Virginia Beach Boulevard, that they run a very good operation. Their stores are clean inside and out and have much to offer citizens from all walks of life. We have been amazed at the number of folks we've talked to that shop at these type stores often and prefer the Salvation Army stores above all the rest. It's important to note that 94% of their proceeds go back to rehabilitation service for those suffering from alcohol and other addictions, right here in our community.



Paul Ballance



Susan Ballance

May 20, 2016

EXECUTIVE OFFICES

Porthos Management
1310 E. Little Creek Road
Norfolk, VA 23518
Phone: 757-480-9510
Fax: 757-480-9537

Ms. Susan Pollock Hart,

My name is Bob St. Clair. I was the owner of the building at 2317 E. Little Creek Road for 30 years, which is across the street from Roosevelt Gardens Shopping Center. I sold my building in 2015, but I have relocated my office to another location along E. Little Creek Road. I understand that the Salvation Army desires to open one of their well-run family stores in a 12,500 sq ft vacant space in the center. I think that use would be terrific and fill a big and glaring vacancy! I have shopped at other Salvation Army stores and found it to be a fun and rewarding experience. I am aware that in Virginia Beach, along General Booth Boulevard where the Salvation Army has one of their family stores, there are at least two other family stores near by. Contrary to what some opponents of this application have said, there has been no decrease in value of any properties in that area due to the thrift stores. I hope the City of Norfolk will support this very appropriate use for one of the finest organizations I am aware of and for all the good things they do in Norfolk and the other local cities.

Very truly yours,



Duncan R. St. Clair, III

DRSIII/sel

Pollock, Susan

From: Vicky Wampler <lvw2004@gmail.com>
Sent: Tuesday, May 24, 2016 3:04 PM
To: Pollock, Susan
Subject: Salvation Army Thrift Store-Roosevelt Shopping Center-Norfolk,VA

Hi Susan,

I am in "FAVOR" of the Salvation Army Thrift store in Roosevelt Shopping Center. Yes, I am a thrift store shopper. Many neighbors are not in favor of this. They would like to see a Trader's Joe's, or Total Wine. I would too, but I doubt very seriously if this would happen. Many want us to be like Ghent...really?? If that's the case, bring Doumars to the shopping center!! Also, I understand many neighbors consider us "thrift store alley." Yes, there are numerous thrift stores on Little Creek Road. But, they're there for a good reason/cause, to help others. I hope the city makes the right decision to move ahead with this great opportunity to help Salvation Army and the city of Norfolk. I've lived here my entire life. I have seen go many positive changes within the city. Adding a Salvation Army Thrift Store to our community is a win win for everyone!

Sincerely,
Lisa Wampler
2068 Colane Road
Norfolk, Virginia 23518
757-450-9566

Sent from my iPhone

Pollock, Susan

From: Meredith Martz <meredith.m.martz@gmail.com>
Sent: Tuesday, May 24, 2016 10:35 PM
To: Pollock, Susan
Subject: Fan of Salvation Army Family Store

Good evening Susan,

I am a resident of Roosevelt Shores here in Norfolk. I am in favor of having a Salvation Army Family Store join the Roosevelt Shopping Center. I personally love thrift shopping. Even if I didn't I would still support it because I think it will drive more shoppers to our local businesses. One less vacant storefront sounds like a great plan to me!

Thanks for listening!

Meredith Martz
Roosevelt Shores resident
757 286 2488

Pollock, Susan

From: slgiffin@cox.net
Sent: Wednesday, May 25, 2016 7:17 AM
To: Pollock, Susan
Subject: Salvation Army Roosevelt Shopping Center

Ms. Pollock

Please know that I support the Salvation Army Thrift Store application for the Roosevelt Shopping center location.

Stevie Giffin

Pollock, Susan

From: Hoffmann, Paul <Paul.Hoffmann@hii-nns.com>
Sent: Wednesday, May 25, 2016 7:05 AM
To: Pollock, Susan
Subject: Salvation Army

Ms. Pollock,

Please be advised that I support the Salvation Army Thrift Store application for the Roosevelt Shopping center location. The Salvation Army does a lot of good for our community.

Paul Hoffmann
2244 East Ocean View Ave
Norfolk, VA 23518

Pollock, Susan

From: Allan Bryan <jtb@joanbryan.com>
Sent: Wednesday, May 25, 2016 10:20 AM
To: Pollock, Susan
Subject: Comments for The Salvation Army Family Store on May 26, 2016 Agenda

I endorse the proposal to build a Family Store at Roosevelt Shopping Center to bring business to this space that has been vacant for two years; The Salvation Army has served Norfolk for 110 years and the ARC and Family Store have been in operation for 50+ years; the ARC program allows men to recover from addiction in a self-supported environment. Since they do not solicit government funding for this program, the program is made possible through the generosity of those who donate goods that can be sold in the family thrift stores. All proceeds fund the ARC. All are welcome to visit the four stores in Virginia Beach and Chesapeake.

Joan T. Bryan

Sent from my iPhone

Pollock, Susan

From: Jim Beale <jimbeale@paxtonco.com>
Sent: Wednesday, May 25, 2016 10:48 AM
To: Pollock, Susan
Subject: Comments for The Salvation Army Family Store on May 26, 2016 Agenda

Dear Susan Pollock

I am in favor of the Salvation Army opening a Family Store at the Roosevelt Shopping Center at 2300 East Little Creek Road, Norfolk, VA 23518. All proceeds fund the ARC program which helps men recover from addiction. It is a wonderful ministry to those who are in great need. I have seen firsthand the work of the Salvation Army and they serve the needy in Hampton Roads in so many ways.

Please contact me if I can be of further assistance.

Jim Beale
President
Paxton Company
757-853-6781 ext 4410



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Pollock, Susan

From: Todd Savage <vpika88@gmail.com>
Sent: Wednesday, May 25, 2016 10:56 AM
To: Pollock, Susan
Subject: Comments for The Salvation Army Family Store on May 26, 2016 Agenda

Susan:

As a business owner in the City of Norfolk, I would encourage the city's support of the proposed Salvation Army's Family Store at the Roosevelt Shopping Center. The stores are professionally set up and operated. They also provide a broad demographic an affordable place to shop for nice things, along with providing a critical funding source for the Salvation Army's Adult Rehabilitation programs, that are critical to providing men the ability to get their lives back in order.

Thanks you for your consideration of a favorable vote, for this critical community project.

Blessings!

Todd.

TODD V. SAVAGE AIA

Principal

TYMOFF+MOSS ARCHITECTS

757.403.8700 cell

todd@tmarchitects.com

“Face your fears and overcompensate.....Relax.....Have Fun.....Find value in enjoying what you do everyday!”

“Whatever you do, work at it with all your heart, as working for the Lord and not for men.”

Peggy A. Layne
1464 Five Hill Trail
Virginia Beach, VA 23452

May 25, 2016

Ms. Susan Hart
Norfolk City Planning Department
801 Union Street, Suite 508
Norfolk, VA 23510

RE: Salvation Army Family Store

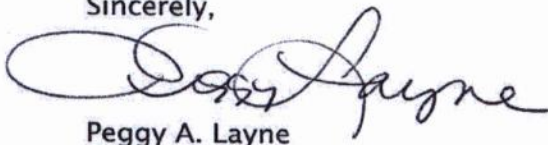
Dear Ms. Hart:

I write today in support of the Salvation Army's Family Store application to occupy the space in the Roosevelt Gardens Shopping Center.

As you can see, I am not a Norfolk resident. I have, however, been affiliated with the Salvation Army's Adult Rehabilitation Center (ARC) for over 25 years serving on its Advisory Council. For many of those years, I chaired the Council's Retail Committee where I worked closely with the ARC administration and its Director of Retail. The ARC strives to provide a clean and safe environment. The stores are bright and bring a wholesome shopping experience to its customers. Merchandise pricing is checked with cost comparisons just as Macys or JC Penney does for their stores. The ARC strives to be a good neighbor.

I believe that having a Family Store in this community would be a positive move and encourage the Planning Department to approve the request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peggy A. Layne".

Peggy A. Layne

Pollock, Susan

From: Tripcharlie@aol.com
Sent: Tuesday, May 24, 2016 11:24 PM
To: Pollock, Susan
Subject: Salvation Army Thrift Store - Roosevelt Shopping Center

Dear Ms. Pollock,

Please know I support the proposed Salvation Army Thrift Store at Roosevelt Shopping Center.

Thank you,

Charlie Thesz
3018 E. Ocean View Ave
Norfolk, VA 23518
757-342-5326

Charlie Thesz
High Note Trips
P.O. Box 8245
Norfolk, VA 23503
757-342-5326

Pollock, Susan

From: Mick Shaw <MickShaw@howardhanna.com>
Sent: Wednesday, May 25, 2016 2:14 AM
To: Pollock, Susan; Smithco2012@verizon.net; martinjr@decklaw.com; raustin@odu.edu; andria.mcclellan@gmail.com; mhailes@gatewayventures.net; nikitahouchins@kw.com; dan.neumann@yahoo.com
Cc: Homewood, George
Subject: Salvation Army Thrift Store

Dear Ladies and Gentleman,

Just a quick note to share that my wife and I have neither reservations nor opposition to your granting a special exception to allow the Salvation Army to operate a Thrift Store in Roosevelt Shopping Center. I have been very disappointed by the disinformation and vitriol shared so irresponsibly on Nextdoor, a site that has been hijacked by a few individuals with an obvious bias against an outstanding charitable organization and a sector of business that operates completely within the law providing a service that is obviously needed as evidence by the brisk business these stores do everyday throughout Norfolk.

Quite frankly, many if not all of the arguments against this business category are without merit of any kind! Folks certainly have the choice of whether they shop at any particular business but I personally do not feel as if they have a right to deny the existence or the formation or creation/expansion of a legal business (with a few obvious exceptions). I know many of you personally and appreciate the work you do to ensure the successful development and management of growth throughout our wonderful city. Most of the folks that oppose thrift stores also oppose corporate stores of any kind, so called big box stores, and wish to dictate the business sectors and ownership of the businesses they deem suitable to their tastes and preferences. This is ludicrous and extremely contrary to fair and free enterprise. With a few exceptions already noted, it is up to the free market to decide the success or failure of a particular business. Some of the opposition preferences are pure fantasy- businesses that would never choose to invest here and even more certainly businesses that would likely fail miserably as well. Despite numerous city efforts at economic development, Little Creek Road has continued to struggle to keep commercial properties occupied with tax paying enterprises of any kind. I do support the prohibition against additional car lots and car service centers and like minded common sense attempts to rehabilitate this corridor. We are headed in the right direction but we simply can't afford to dictate that only high end, upscale retailers are allowed to be placed in this corridor. The vacancies along Little Creek Rd. are simply too numerous to allow you to be so exclusionary as to deny well run, responsibly managed tax paying enterprises like the Salvation Army to establish new stores. They are not an unknown entity! They already operate successfully at several locations in Norfolk and throughout the country.

As a local REALTOR, disallowing this business to operate would be akin to disallowing renters to occupy homes because statistics bear out the benefits of home ownership far outweigh those of tenant dominant communities. Redevelopment almost always occurs first by getting empty dwellings rented. Then as further improvements are made, rents increase and prospective homeowners begin to consider these areas for purchases. As more owner occupied homes are established, prices begin to rise and the quality of the neighborhood attracts even more owner occupants! I can't force owners into blighted areas anymore than you can force businesses to locate in this corridor! No matter how many ill informed residents have erroneously determined such exclusive businesses could thrive here, corporations and entrepreneurs have done their research and determined otherwise! Let's be diligent and carefully allow outstanding organizations like The Salvation Army to locate and operate here and hopefully lead the way to a resurgence of commerce in this corridor. Empty commercial spaces produce no revenue other than falling real estate taxes based on diminished values due to excessive vacancies! They also are an eyesore and discourage potential development in the community and often result in additional business failures because of the lack of vibrant commercial activity in the immediate proximity. Well managed thrift stores generate both increased real estate taxes and sales taxes and utility taxes (and multiple others), as well as jobs. Their profits stay here

locally and serve a great need of caring for individuals who need rehabilitative services to return to productive, law abiding lifestyles! Customers frequenting and patronizing these stores buy gas locally, as well as eating and doing additional shopping at stores conveniently and strategically located nearby! Ironically, a lot of these same folks who oppose this business probably already frequent and patronize other thrift stores and discount retailers (like we almost all do). Obviously lots of folks are shopping at other thrift stores and the Salvation Army has done their research and knows there is untapped demand to capture! They also know they will need to be clean, well organized, and professionally managed to compete in this highly competitive business sector. I have great confidence they will be very successful and profitable. They have a great reputation as a charitable organization that operates very efficiently and professionally, returning well over 90% of their total revenue to the charitable services they provide. I am sorry for the length of this letter- I could still go on but I implore you to separate the hype and hysteria from the facts. I think you'll find it a pretty easy decision to make. Don't be fooled by the volume of the dissenters...the majority is often too silent and even a little too complacent to speak out. I am confident you will give this matter your careful (and hopefully prayerful) consideration and reach a wise decision. Thanks again for your service to our wonderful city! God Bless you all.

Kathy & Mick Shaw

Mick Shaw, REALTOR®
HOWARD HANNA William E. Wood
Multi Year Circle of Excellence Winner- Platinum 2015
VOTED Norfolk's BEST REALTOR for the past 9 years
Listing & Sales Leader for 2015
1208 E. Little Creek Rd.
757-286-0800
www.MickShaw.com
Licensed in Virginia



Pollock, Susan

From: Wayne Kelly <wekelly@cox.net>
Sent: Tuesday, May 24, 2016 9:10 PM
To: Pollock, Susan
Subject: Salvation Army store

Importance: High

Good morning ~ I am writing you to ask for your support in allowing the Salvation Army store into Roosevelt Shopping Center.

I have lived in the 23518 zip code since 1961.
I welcome a good business into our area.

Please vote to allow this variance.

Thank you.

Wayne Kelly
Glengariff

Pollock, Susan

From: Thelma Drake <td@thelmadrake.com>
Sent: Tuesday, May 24, 2016 9:10 PM
To: Pollock, Susan
Subject: Salvation Army Thrift Store Application for Roosevelt Shopping Center

Ms. Pollock please be advised that I support the Salvation Army Thrift Store application for the Roosevelt Shopping center location.

Thank you.

Thelma Drake
2306 Bay Oaks Place
Norfolk, VA 223518

Pollock, Susan

From: Wade Irwin <boardhead9@gmail.com>
Sent: Wednesday, May 25, 2016 2:39 PM
To: Pollock, Susan
Subject: Salvation Army Thrift Store

Ms. Pollock,

I just wanted to send a note of support for the proposed Salvation Army store that is planned for Roosevelt Garden Shopping Center. Thank you for your attention to this matter.

Robert W. Irwin

Pollock, Susan

From: Richard Morris <ovfamily@cox.net>
Sent: Wednesday, May 25, 2016 1:37 PM
To: Pollock, Susan
Subject: Salvation army

Dear Susan, Please allow the salvation army thrift store at Roosevelt shopping center. Thank You Richard Morris.



This email has been checked for viruses by Avast antivirus software.
www.avast.com

My name is Jay Legum, and I am a Norfolk resident.

I am interested in the stability and upgrading of the East Little Creek Road corridor east of Wards Corner to Shore Drive. I support the Salvation Army's application for a special exception which would permit the organization to open a store in the Roosevelt Gardens Shopping Center. I am familiar with other Salvation Army stores and consider them clean and neat stores which help the organization carry out its humane work in our area. I also think it is important to fill a large vacancy in that shopping center. The Salvation Army store will not decrease property values in that area.

I hope that the City of Norfolk will approve the Salvation Army's request for a special exception for the location in Roosevelt Gardens Shopping Center.

Pollock, Susan

From: Michael Distefano <maxxdistef@gmail.com>
Sent: Wednesday, May 25, 2016 9:44 PM
To: Pollock, Susan
Subject: Salvation Army Family Store

Hello Susan,

I am writing in support of the Salvation Army Family Store seeking approval to locate in Roosevelt Shopping Center on East Little Creek road. This store will be a needed stimulus to our area.

Thank you for your consideration on this issue.

Sincerely,
Michael Distefano
583-3435
Camellia Shores Civic League member

Pollock, Susan

From: Dreama Bigio <dreamabigio@gmail.com>
Sent: Wednesday, May 25, 2016 7:54 PM
To: Pollock, Susan
Subject: Salvation army family store

Ms. Pollock please be advised that I support the Salvation Army Thrift Store application for the Roosevelt Shopping Center Location.

Thank you.

Pollock, Susan

From: Mark DesRoches <mark@desrochescpas.com>
Sent: Wednesday, May 25, 2016 4:51 PM
To: Pollock, Susan
Subject: Comments for The Salvation Army Family Store on May 26, 2016 Agenda

Dear Susan,

This email is to inform you of my support for the building of a new Family Store located in the Roosevelt shopping center. The Family Store would bring business to a space that has been vacant for two years. The Salvation Army has served the Norfolk area for one hundred and ten years and the ARC and Family Stores have been operating for fifty plus years. The ARC program allows for recovery of addiction in a self-supported environment. I believe the community is better served by having a non-government supported solution to recovery from addiction. All funding for the ARC program is made possible by the generosity of donations from the community.

Thank you for your support.

Sincerely,

Mark DesRoches, CPA

DesRoches & Company, CPA's
Reflections II, Suite 200
200 Golden Oak Court
Virginia Beach, VA 23452
Phone: (757) 498-3000 ext 302
Fax: (757) 340-5447

Please visit our website at <http://desrochescpas.com>

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Pollock, Susan

From: woodardeh@juno.com
Sent: Thursday, May 26, 2016 11:08 AM
To: Pollock, Susan
Subject: Proposed exception for Salvation Army - YES!!!

----- Forwarded Message -----

From: "woodardeh@juno.com" <woodardeh@juno.com>
To: George.Homewood@Norfolk.gov
Subject: Proposed exception for Salvation Army - YES!!!
Date: Thu, 28 Apr 2016 13:37:08 GMT

I live at 7725 Leafwood Dr. and support the proposal allow the Salvation Army to occupy the empty space in the Roosevelt Gardens shopping center. My husband John and I are concerned that the drop off procedure not become a mess, such as we see in front of CHKD's store. The next door site had aired many squeaky wheel protests about the Salvation Army stores. I have had a good impression of them, and believe this would be good for the area, and I look forward to shopping there. Elizabeth Woodard

Pollock, Susan

From: Mike Shahan <seapiping@verizon.net>
Sent: Thursday, May 26, 2016 11:08 AM
To: Pollock, Susan
Cc: Homewood, George
Subject: Salvation Army family store.

Susan Pollack,

Forgive me on this last minute email.

At our last Bel-Aire Civic League meeting we discussed the matter of the Salvation Army wanting to open a Family/Thrift store at the Roosevelt shopping center. Of course we would love to see some other type of up scale business open there. But they aren't showing interest. An occupied space is better than an empty one, hands down. Several of our neighbors, including myself and my wife, have visited local Salvation Army stores. We found them clean and supplied with quality products. We will be shopping at this new location when it opens. Bel-Aire voted unanimously to allow them to open at the Roosevelt location.

Please approve their request.

Mike Shahan
President
Bel-Aire Civic League

Archived: Monday, May 23, 2016 11:25:34 AM
From: Homewood, George
Sent: Monday, May 23, 2016 11:05:59 AM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: Fwd: Special Exception Permit for Salvation Army Thrift on E. Little Creek Road
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Eric Hause <erichause@cox.net>
Date: May 23, 2016 at 10:00:25 AM EDT
To: Eric Hause <erichause@cox.net>
Subject: Special Exception Permit for Salvation Army Thrift on E. Little Creek Road

Dear members of the Norfolk Planning Commission,

I am President of the Lake Whitehurst West Civic League representing the neighborhoods of Meadowbrook Forest, Meadowbrook Terrace, Hunt Club Point, and Water's Edge in Ward 5. I am writing on behalf of our 151 members and 450 residents.

At our May 18 member meeting, the membership voted unanimously to oppose the Salvation Army Thrift Store special exception permit for locating at 2300 E. Little Creek Road currently under consideration. They have asked me to convey our opposition to you prior to Thursday's meeting.

Existing City zoning regulations already prohibit operation of a thrift store or any store selling used merchandise at the Roosevelt Shopping Center. In addition, we believe that a fourth Thrift Store on E. Little Creek Road is not consistent with our overall goal of improving the corridor. We ask that the City decline the special use permit.

We fully support any new business that adds to the quality of life of the surrounding area.

Eric Hause, President
Lake Whitehurst West Civic League
757.583.2450

From: WordPress <wordpress@lakewhitehurstwest.com>

Date: May 16, 2016 at 9:55:35 PM EDT

To: undisclosed-recipients::

Subject: Lake Whitehurst West Civic League Unanimously Votes to Oppose Salvation Thrift

From Eric Hause, President

Lake Whitehurst West Civic League

Tonight, the Lake Whitehurst West Civic League unanimously voted to oppose a special exception permit being considered for Salvation Army to operate a thrift store in the Roosevelt Gardens Shopping Center. The request concerns the currently vacant location at the corner of Halprin and E. Little Creek Rd. once occupied by Fabric Hut. The vote was taken at our monthly membership meeting following a spirited discussion expressing concern about the condition and future of E. Little Creek Rd.

Tonight's vote comes 10 days before the City Planning Commission hears the special exception request in a meeting in City Council Chambers on Thursday, May 26 at 2:30 PM.

As president of Lake Whitehurst West Civic League, I represent 450 homeowners in four neighborhoods adjacent to the East Little Creek corridor. I encourage your civic league and you as individuals to join us in our effort to change the conversation with the City about our concerns and expectations for E. Little Creek Road and N. Military Highway. Our civic league's opposition of the Salvation Army Thrift Store is the beginning of an effort to do just that.

We oppose the Thrift Store request because:

- Blocking the Salvation Army's plan to operate a thrift store at the Roosevelt Shopping Center is an important first step in a movement to improve conditions along the East Little Creek Road Corridor. (ELCRC)
- Existing City zoning regulations already PROHIBIT operation of a thrift store or any store selling used merchandise at the Roosevelt Shopping Center. The Salvation Army seeks a special exception to existing regulations.
- Three thrift stores and two flea markets currently operate within 1.5 miles of the Roosevelt. Those businesses claim to help low income people but fail to help their own employees escape the cycle of poverty by paying substandard wages.
- Thrift store shoppers are a diverse mix of individuals seeking collectible items and people who purchase used merchandise due to their economic circumstances. Why not encourage thrift stores to locate in areas populated by people with diverse economic circumstances?
- While the City of Norfolk provides economic and other incentives for businesses locating downtown, in Oceanview, and in other areas the City fails to do the same for businesses along the ELCRC.
- The ELCRC is a heavily traveled area used daily by visitors and new residents. Many are associated with the Little Creek Joint Expeditionary Base. What kind of impression do

they form of Norfolk when they see several buy here/pay here used car lots, pay day loan operations, poorly regulated signage and three thrift stores?

- The real estate company responsible for marketing space at the Roosevelt Shopping Center has done a poor job marketing the Shopping Center. Several vacancies are examples of their marketing shortcomings.
- The City should join forces with the private sector to provide incentives for locally owned and other businesses to locate along the ELCRC. This has been done on numerous occasions for businesses in Downtown Norfolk.
- Over 150 people from North Norfolk and other areas have already spoken out on the thrift store issue on nextdoor.com. The *overwhelming* majority are opposed to the Salvation Army's plans for a thrift store.

Please join us in opposing the special exception by contacting one or all of the Planning Commission members below via phone or email prior to the May 26 hearing. Or please join us at the Planning Commission hearing on May 26 to express your opinion.

MR. EARL P. FRALEY Jr. CHAIR

Smithco2012@verizon.net

630-7202 cell, 622-9220 office

MR. MARTIN THOMAS Jr. VICE CHAIR

martinjr@decklaw.com

622-2317 office, 618-6468 cell

MS. RAMONA AUSTIN

raustin@odu.edu

683-6272

MS. ANDRIA McCLELLAN

Andria.mcclellan@gmail.com

679-2883

MR. MATT HALES

mhales@gatewayventures.net

390-4408 office, 650-5664 cell

MR. NIKITA HOUCHINS

nikitahouchins@kw.com

630-1678

DR. DAN NEUMANN, MD

Dan.neumann@yahoo.com

483-6100 office, 477-7519 cell

MR. GEORGE HOMEWOOD

Director of Planning & Community Development

Executive Secretary
George.Homewood@norfolk.gov
664-4770

To comment on this post, click this link: <http://lakewhitehurstwest.com/lake-whitehurst-west-civic-league-unanimously-votes-to-oppose-salvation-thrift/>

***** Lake

Whitehurst West Civic League www.lakewhitehurstwest.com Join us on Facebook
<https://www.facebook.com/groups/261036347354299/?fref=ts> Join us on Nextdoor
<https://lakewhitehurstwest.nextdoor.com>

Archived: Friday, April 15, 2016 7:12:02 PM
From: Homewood, George
Sent: Friday, April 15, 2016 6:40:36 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: Thrift store at Roosevelt Shopping Center
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Mary Haase <marydwh@msn.com>
Date: April 15, 2016 at 5:53:59 PM EDT
Subject: Thrift store at Roosevelt Shopping Center

First I want to thank you for giving up precious time to serve on the Planning Commission for Norfolk. It is a heavy responsibility to determine what will best serve Norfolk's communities.

I urge you to reconsider giving an exception to the Salvation Army Thrift Store in Roosevelt Garden Shopping Center. Between Tidewater Drive and Shore Drive, Little Creek Road has already become a thoroughfare known for small used car lots, dollar stores, payday/title lenders, and thrift stores. I would assume that most of these businesses are targeted at lower-paid enlisted Navy personnel, and I recognize that a road which runs between the Amphibious base and the Navy base is an ideal location for their target demographic.

However, on either side of Little Creek Rd., there are lovely established family neighborhoods, neighborhoods which pay property taxes based on the value of the homes in those neighborhoods. To add one more business which pays no property taxes to the current mix on Little Creek Rd. seems to be fiscally counter-intuitive, as it provides no income to the city and reduces the value of the taxable properties which surround it.

I imagine there are other neighborhoods in Norfolk which would appreciate having a large thrift store within walking distance. As we already have three, we are more than willing to allow them to have this one.

Sincerely,

Mary Haase, President

Camellia Shores Civic League

Archived: Thursday, April 21, 2016 9:04:26 AM
From: Homewood, George
Sent: Thursday, April 21, 2016 9:03:01 AM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: FW: Salvation Army Thrift Store
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director

Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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-----Original Message-----

From: Peggy & Garland Russell [<mailto:garland.russell@verizon.net>]
Sent: Thursday, April 21, 2016 8:34 AM
To: Pollock, Susan <susan.pollock@norfolk.gov>; Homewood, George
<George.Homewood@norfolk.gov>
Subject: Salvation Army Thrift Store

To: Susan Pollock
George Homewood

From: Peggy Russell, President
South Bayview Civic League

Our civic league is NOT IN FAVOR of having the Salvation Army Thrift Store in the Roosevelt Shopping site. We now have 3 thrift stores very close by. Surely something better can be found for this popular location.

Archived: Monday, April 18, 2016 9:05:03 AM
From: Homewood, George
Sent: Saturday, April 16, 2016 6:16:15 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: Roosevelt Shopping Center
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Kelly Zink Parks <khzink2002@yahoo.com>
Date: April 16, 2016 at 4:59:44 PM EDT
To: "George.Homewood@norfolk.gov" <George.Homewood@norfolk.gov>,
"Smithco2012@verizon.net" <Smithco2012@verizon.net>,
"martinjr@decklaw.com" <martinjr@decklaw.com>, "raustin@odu.edu"
<raustin@odu.edu>, "Andria.mcclellan@gmail.com"
<Andria.mcclellan@gmail.com>, "mhaless@gatewayventures.net"
<mhaless@gatewayventures.net>, "nikitahouchins@kw.com"
<nikitahouchins@kw.com>, "Dan.neumann@yahoo.com"
<Dan.neumann@yahoo.com>
Subject: Roosevelt Shopping Center
Reply-To: Kelly Zink Parks <khzink2002@yahoo.com>

To The Deciding Powers of OUR City:

Enough is enough. It is time to STOP giving the west side of the city all the attention. Those of who choose to stay in this city, in parts other than the west side, deserve so much more. Not all of us are suffering financially. We could have taken flight to the beach (and still might) like so many others but truly want to see Norfolk continue to grow, stay vibrant, and relevant.

A main artery - Little Creek Road looks disgusting. I certainly don't need to describe it to you. If you've ever taken the time to leave downtown Norfolk, or Ghent, you know this is a factual statement. We are tired of the type of businesses allowed, and expected to move into our area. Currently, I would like you to strongly consider saying NO to the special exemption the Salvation Army is requesting for adding another location in Roosevelt Shopping Center. You should know that there are three thrift stores in a 1.5 mile radius of the proposed location. You might think the clientele of the neighborhoods over here cannot afford anything more. We can. Sadly for the city, those of us in The Gardens, East Beach, and other neighborhoods find it necessary to spend our money at the beach.

Please hear our voices. Please say no to this ridiculous exemption. Show us that the east side of the city deserves some consideration as to what does and does not get shoved down our throats over here. I love Norfolk and can see myself spending the rest

of my life here. I would be lying however, if I didnt admit that the thought of moving to Virginia Beach is a good possibility.

Thank you for your time and service to our city.

Kelly Parks

Archived: Friday, April 15, 2016 3:24:27 PM
From: Homewood, George
Sent: Friday, April 15, 2016 12:14:41 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: Roosevelt gardens
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Bryanandmonet <bryanandmonet@gmail.com>
Date: April 15, 2016 at 6:35:34 AM EDT
To: George.Homewood@norfolk.gov
Subject: Roosevelt gardens

I live in Glengariff. Please do not put a thrift store there. This area needs nicer shopping and restaurants. Not more thrift stores and used car lots. There is a lot of potential in this area if it is utilized correctly.

Bryan

Sent from my iPad

Archived: Wednesday, April 20, 2016 4:25:09 PM
From: Homewood, George
Sent: Wednesday, April 20, 2016 4:18:57 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: FW: Let's improve East Little Creek!
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director

Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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-----Original Message-----

From: Sarah Baker [<mailto:sarah.e.baker@cox.net>]
Sent: Wednesday, April 20, 2016 3:21 PM
To: Homewood, George <George.Homewood@norfolk.gov>
Subject: Let's improve East Little Creek!

Hi George,

I'm writing to you as a resident of North Camellia Acres neighborhood located behind East Little Creek Road. We don't need another thrift store in our area, and I hope that you'll consider the feedback from residents in your decision making.

I'm also writing to request that our side of the city gets cleaned up. I'm seeing the extensive effort to rehabilitate East Ocean View and know that we're about 10 years into a 20-year plan, and I hope that plan extends across Pretty Lake to Little Creek. I see the work that has been done to update the fascia on storefronts, and hope that more is in the works.

If you have any information you can share, that'd be great. I edit our civic league newsletter and would be happy to share progress and news with our neighbors.

Thanks!

Sarah Baker
2909 Creekwood Road
Norfolk, VA 23518
(757) 515-1104

Archived: Monday, April 25, 2016 10:57:30 AM
From: Homewood, George
Sent: Monday, April 25, 2016 10:26:05 AM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: FW: Roosevelt Shopping Center
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director

 **THE CITY OF NORFOLK**
Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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From: Laura Tiller [mailto:lhntiller824@gmail.com]
Sent: Monday, April 25, 2016 10:12 AM
To: Homewood, George <George.Homewood@norfolk.gov>
Subject: RE: Roosevelt Shopping Center

Dear Mr. Homewood:

The purpose of this email is to express with great disdain the idea of another thrift store going here. Little Creek Road has become thrift store alley which is an absolute shame after all of the work done at Southern and Wards Corner. It seems it is the dumping ground for tire shops, thrift stores, and grocery stores.

If this city would quit making exceptions, things might be different. I am a third generation local, and the topic of conversation at family gatherings often leads to what it going on locally. Considering immediate family attended Ocean View School and Granby Elementary, they have seen the changes happen since the 40s. Conversation also leads to who's who on city councils when discussing local politics, which in turn leads to who and which city is most corrupt when topics such as light rail come up. Local citizens loathe the fact that city councils are ignoring citizens' views. No one wants another thrift store.

Thank you for your time and consideration. It is greatly appreciated along with no exceptions being made.

Sincerely,

L. Tiller

Archived: Monday, April 25, 2016 9:55:02 AM
From: Homewood, George
Sent: Monday, April 25, 2016 6:55:43 AM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: FW: No more thrift on Kittle Crk road!
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director

Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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-----Original Message-----

From: Alexandria Forte-Nijssen [<mailto:empressaf@icloud.com>]
Sent: Sunday, April 24, 2016 11:04 PM
To: Homewood, George <George.Homewood@norfolk.gov>
Subject: No more thrift on Kittle Crk road!

Please George:

Don't let another thrift store take space on East Little Creek--especially not at Roosevelt! We in the neighborhoods surrounding have been working so hard to uplift this area to its former neighborhood status---we'll help you any way we can to get tenants for this area that are commensurate with who and what the neighborhoods need.

Thank you,
Alexandria Nijssen
Meadowbrook Forest

Sent from my iPhone

Archived: Monday, April 25, 2016 9:53:33 AM
From: Homewood, George
Sent: Sunday, April 24, 2016 9:03:32 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: Roosevelt Shopping Center plans of Salvation Army
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: mriggs729@gmail.com
Date: April 24, 2016 at 5:35:10 PM EDT
To: george.homewood@norfolk.gov
Subject: Roosevelt Shopping Center plans of Salvation Army

Good evening, Mr. Homewood-

I was informed to contact you if I didn't not agree with the plans for adding a Salvation Army thrift store in the Roosevelt Shopping Center. I do not think we need another thrift store on Little Creek Road. We need something to draw in more consumers, such as a Trader Joe's or Farm Fresh. This would provide opportunity for greater profit, as more people would visit a store such as this. My husband and I live in Camellia Shores and we travel 20 minutes just to go to the Fresh Market in Virginia Beach. I would love to be able to shop in Norfolk and not have to commute just for quality items. These high end grocery stores would also bring a better population in to Norfolk, which would help a lot. I hope you will consider my opinion when making a decision.

Respectfully,
Megan Woods

Archived: Monday, April 25, 2016 9:52:38 AM
From: Homewood, George
Sent: Sunday, April 24, 2016 10:48:47 AM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: NO to Salvation Army Thrift Store
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: thegoodkelly <thegoodkelly@yahoo.com>
Date: April 24, 2016 at 1:11:20 AM EDT
To: "George.homewood@norfolk.gov" <George.homewood@norfolk.gov>
Subject: NO to Salvation Army Thrift Store
Reply-To: thegoodkelly <thegoodkelly@yahoo.com>

It seems that Norfolk has been sweeping the city and from Ward's Corner and East Beach, all the detritus has been swept onto East Little Creek Rd. We are inundated with pawn shops, pay day and title lenders, used car lots, and thrift stores. It is long past time for some serious zoning regulations to help us clean up the area and prevent commercial crime and the subsequent reduction in property values. One such business per mile is more than enough.

Now, we have the Salvation Army asking for an exception to the current inadequate zoning regulations. We already have 3 thrift stores within about a mile. How will a fourth drive customer traffic to the businesses that enhance our areas? Will thrift store customers stop into Hibbitt's Sports to pay \$85 for a pair of athletic shoes or Norfolk Florist to buy fresh arrangements for their homes?

Besides the obligation our neighborhood has to financially support the businesses that add value to our area, we also have the obligation to draw the consumer traffic that will allow these businesses to thrive.

NO to the Salvation Army. YES to better zoning. Thank you.

Kelly Libert
Wedgewood neighborhood representative of the Roosevelt Area
Civic League

Archived: Wednesday, April 27, 2016 9:08:18 AM
From: Homewood, George
Sent: Tuesday, April 26, 2016 11:18:20 PM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: Fwd: Salvation Army Thrift store at The Roosevelt Shopping Center
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Sylvia Williams <sylviabwilliams@gmail.com>
Date: April 26, 2016 at 9:50:34 PM EDT
To: Smithco2012@verizon.net, mhales@gatewayventures.net,
Andria.mcclellan@gmail.com, Dan.neumann@yahoo.com, nikitahouchins@kw.com,
George.Homewood@norfolk.gov, raustin@odu.edu, martinjr@decklaw.com
Subject: Salvation Army Thrift store at The Roosevelt Shopping Center

Please vote no, we do not need more thrift stores.

Archived: Thursday, April 28, 2016 5:39:32 PM
From: Homewood, George
Sent: Thursday, April 28, 2016 2:35:14 PM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris; Whitehurst, Tammy
Subject: Fwd: Oppose another thrift shop
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Connie Hindmarsh <cbhindmarsh@cox.net>
Date: April 28, 2016 at 2:30:28 PM EDT
To: <George.Homewood@norfolk.gov>
Subject: Oppose another thrift shop

I oppose the Salvation Army's plan to operate a thrift store at the Roosevelt Shopping Center. I do not want the Roosevelt Shopping Center to become the home of the fourth thrift store in a 1.5 mile strip of East Little Creek Road. I have lived on Heutte drive for 55 years and would like to keep our neighborhood as upscale as possible.

Thank you,

Connie Hindmarsh
2414 Heutte Drive
Norfolk, VA 23518

Archived: Thursday, April 28, 2016 11:03:12 AM
From: Homewood, George
Sent: Thursday, April 28, 2016 10:41:19 AM
To: Newcomb, Leonard; Pollock, Susan; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: No to Salvation Army store front
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Mark Siewinski <marksiewinski@hotmail.com>
Date: April 28, 2016 at 10:38:19 AM EDT
To: <Smithco2012@verizon.net>, <martinjr@decklaw.com>, <raustin@odu.edu>, <Andria.mcclellan@gmail.com>, <mhailes@gatewayventures.net>, <Dan.neumann@yahoo.com>, <George.Homewood@norfolk.gov>, <nikitahouchins@kw.com>
Subject: No to Salvation Army store front

Norfolk city planners,

We concur with Marry Haas's comment below. No exception for Salvation Army store front.

"First I want to thank you for giving up precious time to serve on the Planning Commission for Norfolk. It is a heavy responsibility to determine what will best serve Norfolk's communities.

I urge you to reconsider giving an exception to the Salvation Army Thrift Store in Roosevelt Garden Shopping Center. Between Tidewater Drive and Shore Drive, Little Creek Road has already become a thoroughfare known for small used car lots, dollar stores, payday/title lenders, and thrift stores. I would assume that most of these businesses are targeted at lower-paid enlisted Navy personnel, and I recognize that a road which runs between the Amphibious base and the Navy base is an ideal location for their target demographic.

However, on either side of Little Creek Rd., there are lovely established family neighborhoods, neighborhoods which pay property taxes based on the value of the homes in those neighborhoods. To add one more business which pays no property taxes to the current mix on Little Creek Rd. seems to be fiscally counter-intuitive, as it provides no income to the city and reduces the value of the taxable properties which surround it.

I imagine there are other neighborhoods in Norfolk which would appreciate having a large thrift store within walking distance. As we already have three, we are more than willing to allow them to have this one."

V/R,

Mark and Terri Siewinski

1951 Paddock Rd

Norfolk, VA 23518

Archived: Tuesday, May 10, 2016 3:10:11 PM
From: Homewood, George
Sent: Tuesday, May 10, 2016 3:03:34 PM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: FW: Blocking request to re-zone Roosevelt Shopping Center
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director


Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

Connect with us:
www.norfolk.gov




From: Kim Lowry [mailto:mizkimi315@gmail.com]
Sent: Tuesday, May 10, 2016 2:33 PM
To: Smithco2012@verizon.net; martinjr@decklaw.com; raustin@odu.edu; Andria.mcclellan@gmail.com; mhales@gatewayventures.net; nikitahouchins@kw.com; Dan.neumann@yahoo.com; Homewood, George <George.Homewood@norfolk.gov>
Subject: Blocking request to re-zone Roosevelt Shopping Center

Good afternoon,

I am writing to express my displeasure with the Salvation Army's intent to have the Roosevelt Shopping Center re-zoned to allow them to operate in the plaza.

The City needs to devote more funding to the East Little Creek Corridor to attract a better class of businesses to the area. We are currently bombarded with used car lots, pay day lenders, thrift shops, and numerous vacant buildings. The potential to have a Trader Joe's or a Wegman's would only be secured if the city would provide redevelopment economic incentives.

The Corridor has many mismatched signage with run down buildings thus I understand why retailers opt out of opening a store on this side of town. The City is paying quite a lot of attention to redeveloping downtown Norfolk.



East Beach and Ward's Corner were given overhauls as well. Yet, East Little Creek Corridor has been overlooked for many years. When I think back on how this section thrived in the 1980's, I am in disbelief.

Please do not approve the request for re-zoning as we can do without another thrift shop.

Respectfully,

Kim Lowry

Pollock, Susan

From: Amy Patterson <amyvictoria86@gmail.com>
Sent: Friday, March 25, 2016 11:15 AM
To: Pollock, Susan
Subject: Action Needed

Ms. Pollock,

As a homeowner in Norfolk and a resident in Roosevelt Gardens neighborhood I would like to ask please stop another thrift store from being added to Roosevelt Gardens Shopping center. We have too many thrift stores in this area.

Thank you for your time and consideration. I truly hope that this Salvation Army idea will not be turned into a reality.

Respectfully,

Amy Patterson

(757) 240-6554

[Amyvictoria86@gmail.com](mailto:amyvictoria86@gmail.com)

From: Shane Patterson [<mailto:shane.c.patterson@gmail.com>]

Sent: Wednesday, March 23, 2016 12:53 PM

To: CP - Planning

Subject: Roosevelt Gardens Shopping Center

Norfolk City Planning Commission,

I am writing to you in regards to have Salvation Army move a thrift store into The Roosevelt Gardens Shopping Center. As a resident of the Roosevelt Gardens area, I am strongly opposed to another thrift store moving into the area. It is bad enough that Little Creek Road is lined with thrift stores and used car dealerships. I do not feel there is any value added with the plan to increase the amount of either. East Little Creek Road is suffering with low class business as it is and the residents of this area deserve something a little better than this as far as shopping options go. What happened with Wards Corner getting a face lift along with Harris Teeter and the Starbucks and the Southern Shopping Center with the new Sam's Club and Fuddruckers is all great and was very much needed. However, I feel we would be taking a step in the wrong direction as far as progress is concerned if we allow more thrift stores, car dealerships, and dollar stores (Dollar Tree, Dollar Deals, Dollar General, Etc.) in the area. The same thing goes for the Bay View area where The Harbor Inn and Fresh Pride used to be. Putting in a dollar store in that location just further degrades the community in that area. It is bad enough that Ocean View has a negative stigma for being a low class area. We should not be perpetuating that by putting in low class business to promote the less desirable. Also, does the Norfolk Planning Commission have any plans for the abandoned Calvary Christian School System? We would love to get a Plant Nursery or a Recreation Center or maybe even a farmers market a little closer to our side of town. Thrillist.com Travel just included Norfolk on a list of "Underrated Southern Towns You Need To Be Spending a Lot More Time In." and we did not get there by allowing these undesirable business' to take over. I am all for anything that makes Norfolk a great place to live and visit; one of those things is getting East Little Creek Road a facelift. Thank you for your time.

Respectfully,
Shane C. Patterson
8032 Wedgewood Drive
Norfolk, VA 23518

Archived: Tuesday, April 12, 2016 12:37:27 PM
From: Homewood, George
Sent: Tuesday, April 12, 2016 10:01:07 AM
To: Newcomb, Leonard; Whitney, Chris
Subject: Fwd: Another Thrift Store - Roosevelt Shopping Center
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Debra Dozier <debradozier@cox.net>
Date: April 12, 2016 at 6:25:38 AM MST
To: <George.Homewood@Norfolk.gov>
Subject: Another Thrift Store - Roosevelt Shopping Center

I oppose the Salvation Army's plan to operate a thrift store at the Roosevelt Shopping Center.

I also oppose any future mattress companies coming into this area.

We have enough of both.

Thanks.

Archived: Friday, April 15, 2016 9:00:59 AM
From: Homewood, George
Sent: Thursday, April 14, 2016 9:54:03 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: Salavtion Army Thrift Store
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Robin Colvin <rcolvin10@cox.net>
Date: April 14, 2016 at 7:46:04 PM EDT
To: <George.Homewood@norfolk.gov>
Subject: Salavtion Army Thrift Store

To the Planning Commission of Norfolk,

I too oppose the Salvation Army setting up shop at Roosevelt Shopping Center! This space can be put to much better use. We already have three thrift stores in a mile stretch of E. Little Creek Road and cannot imagine the need for another one...

Thank you,
Robin Colvin
The Gardens

Archived: Monday, March 28, 2016 9:35:27 AM
From: Pollock, Susan
Sent: Monday, March 28, 2016 9:22:36 AM
To: Whitney, Chris
Subject: FW: Please stop the Salvation Army Thrift store along E Little Creek
Response requested: No
Importance: Normal

Same with this one...

Susan Pollock
Principal Planner, Land Use Services
Phone: (757) 664-4765
Fax: (757) 441-1569

Department of Planning and Community Development
810 Union Street, Room 508
Norfolk, Virginia 23510

From: Homewood, George
Sent: Saturday, March 26, 2016 3:48 PM
To: Newcomb, Leonard <Leonard.Newcomb@norfolk.gov>; Pollock, Susan <susan.pollock@norfolk.gov>
Subject: Fwd: Please stop the Salvation Army Thrift store along E Little Creek

FYI

George M Homewood, AICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Christina <condoncm3@gmail.com>
Date: March 26, 2016 at 3:44:10 PM EDT
To: "George.Homewood@norfolk.gov" <George.Homewood@norfolk.gov>
Subject: Please stop the Salvation Army Thrift store along E Little Creek

As a resident of Camellia Shores, I've been dismayed at the attempts to lower the quality of life along the E Little Creek corridor. We've seen very little in terms of positive development, yet pay the same taxes. I'm not a "NIMBY" person, but enough is enough. How about putting the Salvation Army thrift store in an area that isn't already saturated with thrift stores and flea markets? Please consider that the residents along E Little Creek and Shore Drive want to shop at higher end

stores in our own neighborhood. Thank you.

Archived: Tuesday, April 12, 2016 12:44:51 PM
From: Homewood, George
Sent: Tuesday, April 12, 2016 10:02:08 AM
To: Newcomb, Leonard; Whitney, Chris
Subject: Fwd: No to Salvation Army
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Susanne Rakes <suemarie54@yahoo.com>
Date: April 12, 2016 at 3:58:29 AM MST
To: "george.homewood@norfolk.gov" <george.homewood@norfolk.gov>
Subject: No to Salvation Army
Reply-To: Susanne Rakes <suemarie54@yahoo.com>

Mr. Homewood,

My family are longtime residents of Norfolk and live less than a mile from Roosevelt Shopping Center in Larrymore Lawns . This shopping center has seen a resurgence in recent years and I want that to continue. I do not see the need for ANOTHER thrift store on Little Creek Road. There are already 3 of them within less of a 2 mile stretch. Building one at Roosevelt Shopping Center is unnecessary and would push the value of nearby businesses down.

Have you ever driven by CHKD or the other stores before they open? Piles of donations sit in front of the store, looking like trash heaps.

I strongly urge you not to allow the Salvation Army the exemption required to build a thrift store in the Roosevelt Shopping Center.

Sincerely,
Susanne Rakes
1731 Kingsway Road
Norfolk VA 23518

Archived: Wednesday, April 13, 2016 9:03:45 AM
From: Homewood, George
Sent: Tuesday, April 12, 2016 11:30:32 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: April 28th meeting - Salvation Army at Roosevelt Garden Shopping Center
Importance: Normal

FYI

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Lynn Grey <colgrey@earthlink.net>
Date: April 12, 2016 at 3:16:10 PM EDT
To: <George.Homewood@norfolk.gov>, <Dan.neumann@yahoo.com>, <nikitahouchins@kw.com>, <mhales@gatewayventures.net>, <Andria.mcclellan@gmail.com>, <raustin@odu.edu>, <martinjr@decklaw.com>, <Smithco2012@verizon.net>
Subject: April 28th meeting - Salvation Army at Roosevelt Garden Shopping Center

Dear Members of the Planning and Community Development for the City of Norfolk:

I ask you to please not endorse a special exception to the existing zoning regulations which prohibit operation of a thrift store at Roosevelt Garden Shopping Center, East Little Creek Road. I oppose the Salvation Army's plan to operate a thrift store at the Roosevelt Garden Shopping Center.

In a span of 1.5 miles on East Little Creek Road, there are three thrift stores. If you approve the Salvation Army's plan, that would be four thrift stores.....too many.

For those of us living in surrounding neighborhoods and using the East Little Creek Road corridor, we see so many auto stores, discount stores, dollar stores, tire repair businesses, bars, used car lots and the list goes on and on. The east side of Norfolk needs to have better zoning controls in place. Only you and your thoughtful actions can help to put some "polish" on this side of Norfolk

How will we ever be able to "clean-up and clear-up the venue on East Little Creek Road' if you keep allowing these businesses to create a base of operations on East Little Creek Road?

Lynn Grey
6429 Bridle Way
Norfolk, VA 23518

Archived: Wednesday, April 13, 2016 9:04:56 AM
From: Homewood, George
Sent: Tuesday, April 12, 2016 11:31:25 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: Special Exemption Request; Roosevelt Shopping Center
Importance: Normal

FYI

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Larry Bergmooser <bergmooser@yahoo.com>
Date: April 12, 2016 at 3:20:43 PM EDT
To: "smithco2012@verizon.net" <smithco2012@verizon.net>, <martinjr@decklaw.com>, "austin@odu.com" <austin@odu.com>, "andria.mcclellan@gmail.com" <andria.mcclellan@gmail.com>, "mhales@gatewayventures.net" <mhales@gatewayventures.net>, "nikitahouchins@kw.com" <nikitahouchins@kw.com>, "dan.newmann@yahoo.com" <dan.newmann@yahoo.com>, "george.homewood@norfolk.gov" <george.homewood@norfolk.gov>
Subject: Special Exemption Request; Roosevelt Shopping Center
Reply-To: Larry Bergmooser <bergmooser@yahoo.com>

Members of the Norfolk Planning Commission,
As a new resident of the Glengariff neighborhood I find it rather difficult to imagine the need, or community benefit, of yet another thrift store in this region of Norfolk. In addition to the three existing thrift store/donation centers, we also have several open air flea markets along Military that both impact traffic and yield little to either the future of Norfolk or its tax base. I encourage you to deny the request by The Salvation Army for this location, and assist them with finding another location within our city to better serve their customers.

Thank you,
Larry Bergmooser
2137 Hollybriar Point, Norfolk

Archived: Wednesday, April 13, 2016 9:07:04 AM
From: Homewood, George
Sent: Tuesday, April 12, 2016 11:45:08 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: No thrift store @ Roosevelt gardens
Importance: Normal

FYI

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: will Wyndham <wilwyndham@gmail.com>
Date: April 12, 2016 at 8:16:21 PM EDT
To: George.Homewood@norfolk.gov
Subject: No thrift store @ Roosevelt gardens

Sir I am not in favor of another thrift store located on little Creek road. Cant a nicer and different type of business find a home in this shopping center. As a Saratoga resident I hope my city Denys the request for a special exception for the salvation army to locate a thrift store in Roosevelt gardens in lieu of a nicer business. Our city deserves better!

Archived: Wednesday, April 13, 2016 1:00:59 PM
From: Homewood, George
Sent: Wednesday, April 13, 2016 12:24:33 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: FW: NO TO THE SALVATION ARMY THRIFT STORE AT ROOSEVELT SHOPPING CENTER
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director

THE CITY OF
NORFOLK
Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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From: Patricia Ewing [mailto:pse28@cox.net]
Sent: Wednesday, April 13, 2016 9:20 AM
To: Homewood, George <George.Homewood@norfolk.gov>
Subject: NO TO THE SALVATION ARMY THRIFT STORE AT ROOSEVELT SHOPPING CENTER

Archived: Wednesday, April 13, 2016 4:04:17 PM
From: Homewood, George
Sent: Wednesday, April 13, 2016 3:58:42 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: FW: Salvation Army at Roosevelt Shopping Center
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director


Department of City Planning
City of Norfolk
810 Union Street, Suite 500
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757-664-4770 (O)
757-620-3630 (M)

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From: CB [mailto:cathetwo@cox.net]
Sent: Wednesday, April 13, 2016 2:31 PM
To: Homewood, George <George.Homewood@norfolk.gov>
Subject: Salvation Army at Roosevelt Shopping Center

The proposed thrift store is not the best option for my neighborhood. It will have a negative impact. Many of my neighbors have spoken out against the thrift store in responses to a post at nextdoor.com. I do not want the Roosevelt Shopping Center to be known as the place to buy cast off clothing and other people's unwanted household items? I would rather see something else in that space, perhaps something more upscale?

Salvation Army stores are always over priced, dirty, unorganized. My neighborhood deserves better. It should not become a dumping ground. We already have three thrift stores within 1.5 miles of Roosevelt Shopping Center. Why do we need another thrift store?

Mary C. Black

Archived: Wednesday, April 13, 2016 6:21:25 PM
From: Homewood, George
Sent: Wednesday, April 13, 2016 6:13:46 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: FW: No to Salvation Army
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director

Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
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757-620-3630 (M)

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-----Original Message-----

From: Ljmccammon [<mailto:ljmccammon@yahoo.com>]
Sent: Wednesday, April 13, 2016 5:58 PM
To: Homewood, George <George.Homewood@norfolk.gov>
Subject: No to Salvation Army

My name is Laura McCammon. I live at 8028 Alida Dr. Norfolk. I believe there's better options for Roosevelt Shopping Center. Any questions call me 588-2772.
Thank you
Laura McCammon

Sent from my iPhone

Archived: Wednesday, April 20, 2016 9:09:02 AM
From: Homewood, George
Sent: Tuesday, April 19, 2016 10:41:49 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: no thrift shop at the Roosevelt
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Beth Copeland <bethcopeland@hotmail.com>
Date: April 19, 2016 at 10:40:55 PM EDT
To: "george.homewood@norfolk.gov" <george.homewood@norfolk.gov>
Subject: no thrift shop at the Roosevelt

Dear Mr. Homewood,

I am writing to express my stringent objection to the City Planning Commission's possible plan to grant an exemption to allow the Salvation Army to open a thrift store at Roosevelt Shopping Center. The people of the area that's come to be known as NoNo deserve better. How many thrift stores does one area need? Please say no to another one in NoNo.

Beth Copeland

Archived: Wednesday, May 11, 2016 9:09:59 AM
From: Homewood, George
Sent: Wednesday, May 11, 2016 7:38:16 AM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: FW: Salvation Army Special Exception Request for Roosevelt Gardens Shopping Center
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director


Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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From: Christian Strange [mailto:xtianstrange@gmail.com]
Sent: Tuesday, May 10, 2016 9:14 PM
To: Smithco2012@verizon.net; martinjr@decklaw.com; raustin@odu.edu; Andria.mcclellan@gmail.com; mhales@gatewayventures.net; nikitahouchins@kw.com; Dan.neumann@yahoo.com; Homewood, George <George.Homewood@norfolk.gov>
Subject: Salvation Army Special Exception Request for Roosevelt Gardens Shopping Center

Dear Planning Commission Members:

I am a resident of Meadowbrook Forrest and a member of the Lake Whitehurst West Civic League. I am writing to submit my opposition to the granting of an exception that would allow the opening of a Salvation Army thrift store at the Roosevelt Gardens shopping center.

There are numerous thrift stores on the eastern portion of Little Creek Road. In fact I believe there are three within a mile or so of the proposed Salvation Army store. Adding another thrift store to this corridor will do nothing to improve the area, make it more welcoming to people who live here or want to live here, nor add anything of value to the city or our neighborhoods.

Additionally, the controversy surrounding how the Salvation Army chooses to "help" people or rather not help the people they don't like as well as their non-inclusive policies

are do not hold up to the values that we share as citizens of the East Little Creek Road area or the City of Norfolk.

I ask that you deny the exception and ask the Salvation Army to find someplace else to open their store.

Thank you,

Christian and Edwin Strange
1831 Springmeadow Blvd
Norfolk, VA 23518
757-933-1223
xtianstrange@gmail.com

Archived: Wednesday, May 18, 2016 5:38:43 PM
From: Homewood, George
Sent: Wednesday, May 18, 2016 5:23:11 PM
To: Whitney, Chris
Subject: FW: Salvation Army Store in E. Little Creek Rd. Corridor
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director

 **THE CITY OF NORFOLK**
Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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From: Jennifer Keirle [mailto:jaynikz@gmail.com]
Sent: Wednesday, May 18, 2016 4:42 PM
To: Pollock, Susan <susan.pollock@norfolk.gov>; smithco2012@verizon.net; martinjr@decklaw.com; raustin@odu.edu; andria.mcclellan@gmail.com; mhailes@gatewayventures.net; nikitahouchins@kw.com; dan.neuman@yahoo.com; Homewood, George <George.Homewood@norfolk.gov>
Subject: Salvation Army Store in E. Little Creek Rd. Corridor

To Whom It May Concern -

I am writing in regards to the recent uproar of my fellow neighbors concerning the possible zoning exception to allow a Salvation Army Thrift Store in The Roosevelt Shopping Center.

I am probably one of the youngest residents to contact you, but I have lived in Norfolk all 31 years of my life. I love my city and I love my neighborhood. I am a Norfolk girl through and through. My friends tease me about how loyal I am to my hometown. What's not to love? Well, I'll get to that in a minute. I also love helping others in need and I personally admire the work of The Salvation Army. I have worked in non-profit for the past 8 years and currently work as an Outreach Case Manager for homeless families in the Norfolk area. The spirit of giving and charity is a HUGE part of my professional and personal life. With that being said, E. Little Creek Rd. has become a galley of thrift stores, used car lots, ragged signage, and empty/abandoned buildings. Please, no more!

Every day I pass by the abandoned Calvary Christian School across from The Roosevelt Shopping Center, the hideous abandoned blue Squires building, and various other mix-n-match buildings. I should also point out the neighborhood hotels (America's Best Value, Rodeway Inn, etc) which are traps for the poor and homeless. It really breaks my heart because we should be doing better. We should be offering better services and business, but we're a line-up of title loans/check cashing, fast food chains, and run down empty buildings. I realize that some nearby residents rely on and/or frequent these places. I don't oppose these businesses entirely. There has to be something for everyone in our area. They obviously serve a local demand, but I know I speak for myself as well as others when I say there is a plethora of business that serves no basic need in my life. We are tax paying residents that want more for our entire community. It is absolutely ridiculous that I have to drive across town or into another city to visit appealing stores/restaurants. I'm grateful for the small changes in our area (the old car wash torn down, a new shiny 7-11, new medians on LC Rd...), but there is much more work to be done. I watch as areas like Ghent and downtown thrive, while our corner of Norfolk has been forgotten. There is plenty of funds being thrown into the building of a redundant hotel downtown, while I have to pass a miserable stretch of land on my way to and from home. Don't get me wrong! I love Ghent and downtown, but I don't live there. All of Norfolk should be thriving. Not just little patches of heaven here and there.

At the end of the day, I couldn't care less if The Salvation Army moves into the shopping center. My only qualm is that the area is already zoned to not allow a thrift store. If you were to count my vote, it would be a "soft no." As much as I love the work of SA, there are other areas for them to locate their store and I wish them the best in finding that perfectly zoned location. However, my real mission for writing is to advocate for and bring awareness to the distressed and neglected area of E. Little Creek Rd. There are endless possibilities for growth along our corridor if only given the opportunity! I thank you for your time and consideration while reading this. I hope you remember the residents of our surrounding neighborhoods as you make future decisions that impact our community.

Jennifer N.R. Keirle
Resident of Camellia Shores

2545 Console Ave.
Norfolk, VA 23518
ph: 757-685-9424

Pollock, Susan

From: Joseph Floyd III <jsscflloyd@gmail.com>
Sent: Monday, May 23, 2016 10:39 AM
To: Pollock, Susan
Subject: Salvation Army

Please be advised that I as a resident of Meadowbrook Forest, I concur with our Civic league to oppose the location of the Salvation Army Store at the Roosevelt Gardens Location. We already have enough of this operations in the ward.

Thank you, Joe Floyd
6939 Chironna Place

Pollock, Susan

From: Lisa Melita <lisamelitaart@gmail.com>
Sent: Monday, May 23, 2016 11:30 AM
To: Pollock, Susan
Subject: Salvation Army Thrift Opposition
Attachments: May Draft Agenda_1.pdf; ATT00001.txt

As a resident of a neighborhood adjacent to the site of the proposed Salvation Army Thrift, and a frequent user of that shopping center, I am in opposition to the approval of the required special exception.

Lisa Melita
6833 Gardner Drive
Norfolk, Va 23518

Archived: Monday, May 23, 2016 1:28:17 PM
From: Homewood, George
Sent: Monday, May 23, 2016 1:23:50 PM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: FW: Salvation Army thrift Store
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director


Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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From: John Keifer [mailto:thekeifers@aol.com]
Sent: Monday, May 23, 2016 1:06 PM
To: Smithco2012@verizon.net; martinjr@declerlaw.com; raustin@odu.edu;
Andria.mcclellan@gmail.com; mhales@gatewayventures.net;
mikitahouchins@kw.com; Dan.neumann@yahoo.com; Homewood, George
<George.Homewood@norfolk.gov>
Subject: Salvation Army thrift Store

Planning Commission Members,

I am writing to ask you to not grant an exception to the Salvation Army to place a thrift store in the Roosevelt Gardens Shopping Center.

I have no issues with the Salvation Army, but a thrift store will not help to upgrade the East Little Creek Road corridor. The map that Wheeler has attached to the proposal was conveniently cut off at Chesapeake Blvd. Had the map gone less than a mile west past Chesapeake Blvd, it would show the Thrift Store USA is also on East Little Creek Road.

The argument that an empty store in the shopping center will lower the appeal of the shopping center - what about the empty gas station at the corner of East Little Creek Road and Mona? It has been vacant for a number of years. There is also a small building next door to the gas station that is an eyesore.

If I am correct, the Salvation Army had a thrift store close to the corner of East Little Creek and Old Ocean View Blvd. That is the location that the Fabric Hut has moved into. So in essence, they have just switched locations.

There has been a few upgrades to the businesses on East Little Creek but a long way still to go! When the car wash was demolished, it would have been nice to see something else there. There are already two car washes on East Little Creek (SSS and one just around the corner on Chesapeake Blvd).

We are known for used car lots, \$5 tire stores, pawns shops. The argument that the median income of the area won't support other establishments doesn't fly - have you looked at the southside of East Little - The Gardens, Water's Edge, Hunt Club Point, Meadowbrook Forest/Terrace areas?

The driveways into the businesses on the road are disgraceful - the pavement is horrible, there is no greenery. The Atlas building is an eyesore, the furniture store at the corner of East Little Creek and Tidewater has been up for rent since we moved to Norfolk in 1991! I realize the city doesn't have the funds to correct a lot of this, but can't the owners be encouraged or forced to do improvements? People complain about the post office parking lot, why not move the post office into the Roosevelt Gardens shopping center?

Sorry I have ranted long enough, but many of the residents in this side of the city would like to see some attention paid to them. Peggy Russell has been asking for help on Chesapeake Blvd for twenty years and it is still a mess. Now that Ocean View has been in the highlight, how about our part?

Jill Keifetr

Archived: Thursday, May 12, 2016 9:08:58 AM

From: Homewood, George

Sent: Thursday, May 12, 2016 8:36:37 AM

To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris

Subject: FW: Say, "No" to the Salvation Army's Plan to open a Thrift Store in Roosevelt Gardens Shopping Center

Response requested: No

Importance: Normal

George M. Homewood, FAICP CFM
Director


Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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From: John C. Marshall [mailto:john-c-marshall@hotmail.com]

Sent: Wednesday, May 11, 2016 9:59 PM

To: Fraley Jr., Mr. Earl <smithco2012@verizon.net>; Thomas Jr., Mr. Martin <martinjr@decklaw.com>; Austin, Ms. Ramona <raustin@odu.edu>; McClellan, Ms. Andria <andria.mcclellan@gmail.com>; Hales, Mr. Matt <mhales@gatewayventures.net>; Houchins, Mr. Nikita <nikitahouchins@kw.com>; Neumann, Dr. Dan <dan.neumann@yahoo.com>; Homewood, George <George.Homewood@norfolk.gov>; Pollack Hart, Ms. Susan <susan.pollack@norfolk.gov>; Mayor <mayor@norfolk.gov>; Smigiel, Thomas <Thomas.Smigiel@norfolk.gov>; Winn, Barclay <barclay.winn@norfolk.gov>

Cc: Hause, Mr. Eric <erichause@cox.net>

Subject: Say, "No" to the Salvation Army's Plan to open a Thrift Store in Roosevelt Gardens Shopping Center

May 11, 2016

Norfolk City Planning Commission

Mr. Earl P. Fraley Jr., Chair

Mr. Martin Thomas Jr., Vice Chair

Ms. Ramona Austin, Member

Ms. Andria McClellan, Member

Mr. Matt Hales, Member, Member

Mr. Nikita Houchins, Member

Dr. Dan Neumann, MD, Member

Ms. Susan Pollack Hart, Member

Mr. George Homewood, Director of Planning & Community Development/Executive Secretary

City of Norfolk Mayor and City Council Representatives

Mr. Paul D. Fraim, Mayor

Mr. Thomas Smigiel, Representative

Mr. Barclay Winn, Representative

Greetings!

I am writing to express my opposition to the proposed Salvation Army Thrift Store in the Roosevelt Gardens Shopping Center because this action contradicts the positive thinking that the new Steak and Shake restaurant has exhibited in deciding to raze the old Shoney's Restaurant and replace it with a new Steak and Shake Restaurant across from Roosevelt Gardens Shopping Center.

We should enthusiastically welcome Steak and Shake Restaurant and their investment. Although I do not have access to the market matrices that have convinced Steak and Shake to demolish the Shoney's Restaurant and build their own restaurant in its place on East Little Creek Road, the fact that they made this decision convinces me that their decision speaks volumes about the Roosevelt Gardens Shopping Center area and the potential of our neighborhood and city. It is my opinion that Steak and Shake investors would feel that IF the Norfolk City Planning Commission approved a variance to allow a fourth thrift store (in our area) in the Roosevelt Gardens Shopping Center

that

this action would undercut their decision to invest here.

Please say, "No" to the Salvation Army's plan to open a Thrift Store in the Roosevelt Gardens Shopping Center.

Sincerely,

John C. Marshall
1871 Banning Road
Norfolk, Virginia 23518-4911
john-c-marshall@hotmail.com
(757) 583-0034 Landline
(757) 651-1738 Cell
(757) 457-7690 Fax

CC: Mr. Eric Hause, President, Lake Whitehurst West Civic League, Norfolk, Virginia

Sent from Mail for Windows 10

Archived: Wednesday, April 13, 2016 5:51:46 PM
From: Homewood, George
Sent: Wednesday, April 13, 2016 4:40:26 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: FW: Roosevelt Shopping Center
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director

Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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-----Original Message-----

From: Peggy [<mailto:peggy2467@gmail.com>]
Sent: Wednesday, April 13, 2016 4:30 PM
To: Homewood, George <George.Homewood@norfolk.gov>
Subject: Roosevelt Shopping Center

I am protesting having the Salvation thrift store in the Roosevelt shopping center. We need higher end and more inviting stores in our area.

Archived: Wednesday, April 13, 2016 9:06:04 AM
From: Homewood, George
Sent: Tuesday, April 12, 2016 11:39:15 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: Salvation Thrift Store, Norfolk
Importance: Normal

FYI

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: DEBORAH POLLEY <debbiepolley@cox.net>
Date: April 12, 2016 at 6:02:36 PM EDT
To: <George.Homewood@norfolk.gov>
Subject: Salvation Thrift Store, Norfolk

Good Evening,
Please say NO to the request of Salvation Thrift Store. We have several thrift store in a five mile radius and the three just within 2 mile on Little Creek. This is not a quality or needed requirement for Roosevelt Garden Shopping Center
Thank you for your consideration.

Deborah Polley
1800 Banning Rd
Norfolk, Virginia
7577775094
Sent on the new Sprint Network from my Samsung Galaxy S®4

Archived: Wednesday, April 13, 2016 5:57:15 PM
From: Homewood, George
Sent: Wednesday, April 13, 2016 5:48:34 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: FW: (no subject)
Response requested: No
Importance: Normal

George M. Homewood, FAICP CFM
Director

 **NORFOLK**
Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
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From: Sslarms67@aol.com [mailto:Sslarms67@aol.com]
Sent: Wednesday, April 13, 2016 5:45 PM
To: Homewood, George <George.Homewood@norfolk.gov>
Subject: (no subject)

No thrift store at Roosevelt Shopping Center. We already have 3 Thrift Stores within a 1.5 mile radius on LITTLE CREEK ROAD. Help preserve and protect our homes value. Vote NO. Thanks.

Archived: Thursday, April 14, 2016 9:06:13 AM
From: Homewood, George
Sent: Wednesday, April 13, 2016 10:24:38 PM
To: Newcomb, Leonard; Whitehurst, Tammy; Whitney, Chris
Subject: Fwd: Roosevelt shopping center
Importance: Normal

George M Homewood, FAICP CFM
Director of City Planning
Norfolk, VA
Sent from my iPhone

Begin forwarded message:

From: Eileen Diffley <saturndrvr1979@yahoo.com>
Date: April 13, 2016 at 7:50:14 PM EDT
To: "George.Homewood@norfolk.gov" <George.Homewood@norfolk.gov>
Subject: Roosevelt shopping center
Reply-To: "saturndrvr1979@yahoo.com" <saturndrvr1979@yahoo.com>

Dear Sir,
I am opposed to opening another thrift store along East Little Creek Rd. In the Roosevelt Shopping Center.
We have enough of them on a 1.5 mile stretch of this road.
Surely you can object to making this become a reality.
Thank you,
Eileen Murley

Sent from Yahoo Mail on Android

Archived: Monday, March 28, 2016 9:35:04 AM
From: Pollock, Susan
Sent: Monday, March 28, 2016 9:22:00 AM
To: Whitney, Chris
Subject: FW: Salvation Army - Roosevelt Garden Shopping Center
Response requested: No
Importance: Normal

Can you make sure the commissioners get this?
Thanks.

Susan Pollock
Principal Planner, Land Use Services
Phone: (757) 664-4765
Fax: (757) 441-1569

Department of Planning and Community Development
810 Union Street, Room 508
Norfolk, Virginia 23510

From: Joe Lowrey [mailto:jplnow@verizon.net]
Sent: Saturday, March 26, 2016 6:11 PM
To: Pollock, Susan <susan.pollock@norfolk.gov>
Subject: RE: Salvation Army - Roosevelt Garden Shopping Center

Ms. Pollock,

Regarding the proposed Salvation Army Thrift Store an official vote was not taken at the Roosevelt Area Civic League meeting. However I will certify that a majority of the 20 or so people present spoke up in opposition. This is a case where the Board of RACL does not represent the opinions of the residents of the area. I say this as Vice President of the RACL. All action I am taking is outside my position on the RACL Board and as an officer of the RACL.

As of today, 03/26 I have heard from 50 people via Nextdoor.com. Of those 48 oppose the thrift store. A campaign is underway to improve the quality of retail options along the Little Creek Road Corridor. Many residents want something better than thrift stores and used car lots on Little Creek Road. They are standing up to say enough is enough.

Joe Lowrey

From: Pollock, Susan [mailto:susan.pollock@norfolk.gov]
Sent: Wednesday, March 23, 2016 11:41 AM
To: Joe Lowrey
Subject: RE: Salvation Army - Roosevelt Garden Shopping Center

Mr. Lowery,
If you don't mind my asking, what was the vote at the Civic League meeting?

Susan Pollock
Principal Planner, Land Use Services
Phone: (757) 664-4765
Fax: (757) 441-1569

Department of Planning and Community Development
810 Union Street, Room 508
Norfolk, Virginia 23510

From: Joe Lowrey [mailto:jplnow@verizon.net]
Sent: Tuesday, March 22, 2016 10:38 AM
To: Pollock, Susan <susan.pollock@norfolk.gov>
Subject: Re: Salvation Army - Roosevelt Garden Shopping Center

Ms. Pollock,

I am Vice President of the Roosevelt Area Civic League and aware of the board's position. A discussion held at the Member Meeting of 03/11 indicated overwhelming opposition among members. I am Vice President of RACL and acting outside my Board Membership. Along with numerous other residents I am part of a campaign opposing the proposed Salvation Army thrift store. I will forward info to you and other planning commission members soon.

Joe Lowrey

Sent from my Verizon Wireless 4G LTE DROID

"Pollock, Susan" <susan.pollock@norfolk.gov> wrote:

Mr. Lowrey,

Generally retail is not a use that requires a special review. The above applicant is requesting to operate a Used Merchandise establishment which is separately defined in the City of Norfolk Zoning Ordinance and requires a Special Exception – A public hearing by the City Planning Commission and City Council. It is my understanding that the applicant has made a presentation to the Roosevelt Gardens Civic League who indicated that they do not have any opposition to the request (see attached ltr. from Civic League). The Planning Commission's hearing will be on April 28th with the Council meeting 2 weeks later.

If you have any questions, I'd be happy to answer them.

Susan Pollock
Principal Planner, Land Use Services
Phone: (757) 664-4765
Fax: (757) 441-1569

Department of Planning and Community Development
810 Union Street, Room 508
Norfolk, Virginia 23510

Pollock, Susan

From: Homewood, George
Sent: Wednesday, May 25, 2016 1:20 PM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: FW: Salvation Army thrift store

FYI

George M. Homewood, FAICP CFM
Director


Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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From: John Benedict [mailto:johnbenedict@cox.net]
Sent: Wednesday, May 25, 2016 1:16 PM
To: smithco2012@verizon.net; martinjr@decklaw.com; raustin@odu.edu; andria.mcclellan@gmail.com; mhailes@gatewayventures.net; nikitahouchins@kw.com; dan.neumann@yahoo.com; Homewood, George <George.Homewood@norfolk.gov>
Subject: Salvation Army thrift store

Dear Members of the Planning Commission,

I write you in opposition to the proposed special exception being considered by the city to allow yet another thrift store to locate on East Little Creek Road. East Little Creek Road is already literally littered with thrift stores. Indeed, in spite of some improvements to the median, East Little Creek Road remains an embarrassment to the city. Surely the leasing agents responsible for this shopping center can do better than this.

Recently, I celebrated my 40th LTHS class reunion. I served as that class's president and was excited to have so many former Lake Taylor students from far and wide return to the reunion. That excitement was marred by the reaction of these returning classmates to the state of our city, in particular Little Creek Road where many of them grew up. They were literally shocked by how bad it looked (not to mention the state of Lake Taylor).

This city has a lot of talented people and potential. Let's tap into those things and wait, or better yet lure, a better, more appropriate business. East Beach, Ocean View, Watersedge, Meadowbrook Terrace, Meadowbrook Forest, Wedgewood, Belaire, Tarrallton, Heutte Farms, Hunt Club Point, Hollybriar Point, Glengariff, Azalea Gardens, etc. want, need and deserve more attractive options.

I urge you to deny the special exception and charge the real estate company to do better.

Sincerely,
Jody Canoles Benedict
9557 27th Bay Street
Norfolk, VA 23518


Pollock, Susan

From: Homewood, George
Sent: Thursday, May 26, 2016 9:15 AM
To: Newcomb, Leonard; Pollock, Susan; Whitney, Chris
Subject: FW: Salvation Army Thrift Store Special Exemption Permit

George M. Homewood, FAICP CFM
Director


Department of City Planning
City of Norfolk
810 Union Street, Suite 500
Norfolk, VA 23510
757-664-4770 (O)
757-620-3630 (M)

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From: Lea Ann Carley Sattler [mailto:sattlerclan@gmail.com]
Sent: Thursday, May 26, 2016 9:12 AM
To: Smithco2012@verizon.net
Subject: Salvation Army Thrift Store Special Exemption Permit

Sir,

The meeting tonight to allow the Salvation Army to operate a thrift store in the Roosevelt Gardens Shopping Center should not be issued. Existing City zoning regulations already PROHIBIT operation of a thrift store or any store selling used merchandise at the Roosevelt Shopping Center. The Salvation Army seeks a special exception to existing regulations.

The City of Norfolk provides economic and other incentives for businesses locating downtown, in Ocean View, and in other areas the City fails to do the same for businesses along the East Little Creek corridor. This needs to be addressed as the impression to visitors and new residents is a city divided and only interested in certain areas.

The City should join forces with the private sector to provide incentives for locally owned and other businesses to locate along the East Little Creek corridor. This has been done on numerous occasions for businesses in Downtown Norfolk.

As a new resident and property owner in the Meadowbrook Terrace area the East Little Creek corridor is not inviting shopping area and this has impact on property values.

Your decision to deny the permit will be a step in the correct direction in bringing the East Little Creek corridor into step with other areas of Norfolk.

Lea Ann Carley-Sattler
6820 Fordwick Dr.
Norfolk, VA 23518